

Vol. 185 Page 7130

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by PATRICK M. DOWNEY and NORMA M. DOWNEY,
husband and wife, as grantor, to
WILLIAM L. SISEMORE, as trustee,
in favor of MELVIN W. OSTROM and EDNA M. OSTROM, husband and wife, as beneficiary,
dated July 13, 1977, recorded July 13, 1977, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M77 at page 12441
property situated in said county and state, to-wit: (beneficiary's interest thereafter assigned to
Barbara E. Doveri and David D. Doveri, by instrument recorded April 19, 1983, in Vol.
M83 at page 5991)

Lot 6 in Block 6 of Fairview Second Addition to the City of Klamath Falls
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

The undersigned hereby certifies that no assignments of the trust deed by the trustee or by the beneficiary
and no appointments of a successor-trustee have been made except as recorded in the mortgage records of the county
or counties in which the above described real property is situate; further, that no action has been instituted to recover
the debt, or any part thereof, now remaining secured by the said trust deed, or, if such action has been instituted,
such action has been dismissed.
There is a default by the grantor or other person owing an obligation, the performance of which is secured by
said trust deed, or by their successor in interest, with respect to provisions therein which authorize sale in the event of
default of such provision; the default for which foreclosure is made is grantor's failure to pay when due the following
sums:

The full unpaid balance due on July 15, 1983.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust
deed immediately due and payable, said sums being the following, to-wit:
\$4,484.01, plus interest at the rate of 20% per annum from February 1, 1985.

Notice hereby is given that the beneficiary and trustee, by reason of said default, have elected and do hereby
elect to foreclose said trust deed by advertisement and sale pursuant to Oregon Revised Statutes Sections 86.705 to
86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the said described prop-
erty which the grantor had, or had the power to convey, at the time of the execution by him of the trust deed, together
with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the
obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee as pro-
vided by law, and the reasonable fees of trustee's attorneys.
Said sale will be held at the hour of 10:00 o'clock, A.M., Standard Time as established by Section
187.110 of Oregon Revised Statutes on September 19, 1985, at the following place: Room 204, 540
Main Street, in the City of Klamath Falls, County of
Klamath, State of Oregon, which is the hour, date and place fixed by the trustee for said sale.

7131

Other, than, as shown of record, neither the said beneficiary nor the said trustee has any actual notice of any person having, or claiming to have any lien upon or interest in the real property hereinabove described subsequent to the interest of the trustee in the trust deed, or of any successor in interest to the grantor or of any lessee or other person in possession of or occupying the property, except:

NATURE OF RIGHT, LIEN OR INTEREST

Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: May 13, 1985

William L. Sisemore

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON

County of Klamath

The foregoing instrument was acknowledged before me this 13th day of May, 1985, by William L. Sisemore

Notary Public for Oregon
My commission expires: 2-5-89

Trustee

Beneficiary

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this 13th day of May, 1985, by

president, and by secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

(SEAL)

NOTICE OF DEFAULT AND ELECTION TO SELL (FORM No. 884)

Re: Trust Deed From

Grantor

Trustee

AFTER RECORDING RETURN TO
William L. Sisemore
540 Main St.
Klamath Falls, Or. 97601

STATE OF OREGON
County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1985 at 4:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 7130 or as fee/file/instrument/microfilm/reception No. 48732

Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By: Pam Smith
TITLE Deputy

Fee: \$9.00