

50053

Vol 185 Page 9285

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by RONALD LEE STONE and MARSCEA D. STONE,
husband and wife,
WILLIAM GANONG, JR., as grantor, to
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, as trustee,
 in favor of June 27, 19 74, recorded July 8, 19 74, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M74 at page 8295
~~any file, instrument, or record of the description of~~ ~~the property~~, covering the following described real
 property situated in said county and state, to-wit:

Lot 12 in Block 4 of FIRST ADDITION TO BUREKER PLACE, 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:

Loan No. 0140400

\$278.00 due on September 10, 1984, and a like amount due on the 10th day of each month thereafter.

Loan No. 9140400

\$13.40 due on November 10, 1984, and a like amount due on the 10th day of each month thereafter.

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:

Loan No. 0140400 - \$28,272.89, plus interest and late charges;

Loan No. 9140400 - \$1,649.39, plus interest and late charges.

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 property 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 provided 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 October 24, 19 85, 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.

905 JUL 10 AM 11 33

CK
9:50

2380



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:

NAME AND LAST KNOWN ADDRESS

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: June 18, 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

ss.

The foregoing instrument was acknowledged before me this 16 day of June, 1985, by William L. Sisemore

STATE OF OREGON, County of

The foregoing instrument was acknowledged before me this

19th day of June

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Notary Public for Oregon

My Commission expires: 2-5-89

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 884)

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

Re: Trust Deed From

Grantor

To

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main St.,

Klamath Falls, Or. 97601

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of June, 1985 at 11:33 o'clock A.M., and recorded in book/reel/volume No. M85 on page 9285 or as fee/file/instrument/microfilm/reception No. 50053

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By: [Signature] Deputy

Fee: \$9.00