

OC

52340

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by FRED R. SCHWEITZER and RELA L. SCHWEITZER,
 husband and wife, _____, as grantor, to
WILLIAM GANONG, JR., _____, as trustee,
 in favor of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, as beneficiary,
 dated April 22, 1977, recorded April 25, 1977, in the mortgage records of
Klamath County, Oregon, in book 1227 volume No. M77 at page 7019, ~~XXXX~~
~~the title of said trust deed, and the date of recording thereof.~~ (Indicate which), covering the following described real

property situated in said county and state, to-wit:

The following-described real property as situated in the N $\frac{1}{2}$ of Section 20, Township 39
 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, also being de-
 scribed as Lot 6 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20: thence South 00°41'55" East along
 the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet;
 thence North 60°21'40" West 45.68 feet to the true point of beginning; thence continuing
 North 60°21'40" West 250.00 feet; thence South 30°16'26" West 781.89 feet to the county
 road right of way; thence along said road on a curve to the left thru an angle of 10°04'23"
 with a radius of 739.33 feet for a distance of 124.71 feet; thence South 73°01'47" East
 299.78 feet; thence North 16°58'13" East along said road 717.01 feet to the true point
 of beginning.

TOGETHER WITH a 1971 PARKW MOBILE HOME, Serial No. FCOT365FBTS2229, Oregon License No.
 X140375 6.

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. 0310649 - \$258.83 due March 25, 1985, and a like amount
 due on the 25th day of each month thereafter.

Loan No. 9110649 - \$73.66 due March 25, 1985, and a like amount
 due on the 25th 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. 0310649 - \$16,835.94, plus interest and late charges.

Loan No. 9110649 - \$4,467.51, 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 prop-
 erty which the grantor had, or had the power to convey, at the time of the execution 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 10:15 o'clock, A.M., Standard Time as established by Section
187.110 of Oregon Revised Statutes on December 30, 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.

13251



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: August 21, 19 85

Trustee
Successor~~Beneficiary~~~~Successor~~

(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 21st day of August, 19 85, by William L. Sisemore

(ORS 194.570)

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this _____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

(SEAL)

My commission expires: 2-5-89

NOTICE OF DEFAULT AND ELECTION TO SELL

(FORM No. 854)

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

Re: Trust Deed From _____

Grantor

To _____

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main Street

Klamath Falls, Or. 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of August, 1985, at 3:29 o'clock P.M., and recorded in book/reel/volume No. M85 on page 13250 or as fee/file/instrument/microfilm/reception No. 52340, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$9.00