

NOTICE OF DEFAULT  
AND ELECTION TO SELL

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

- a. Grantor: James E. Godowa and Cleora M. Godowa
- b. Trustee: William L. Sisemore
- c. Beneficiary: Certified Mortgage Co.

2. The legal description of the property covered by the subject Trust Deed is:

The E1/2 E1/2 SE1/4, Section 8, Township 35  
South, Range 12 E., W.M. in the County of  
Klamath, State of Oregon, lying South of the  
Sycan River.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:  
Book: M-83; Page: 20397; Dated: November 28, 1983.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installments of \$151.84 each which were due on the 23rd day of March, April, May, June, July and August, 1985.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$6,124.29 plus interest thereon at the rate of 16.0% per annum from January 23, 1985 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 A.M. on the 20th day of January, 1986 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described

85 SEP 18 AM 9 57

OK  
9.00

property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

William M. Ganong  
William M. Ganong

STATE OF OREGON       )  
                                  ) SS  
County of Klamath    )

Personally appeared this 17<sup>th</sup> day of September, 1985  
the above named William M. Ganong, Successor Trustee, and  
acknowledge the foregoing instrument to be his voluntary act and  
deed.

(SEAL)

**PEGGY R. REYNOLDS**  
**NOTARY PUBLIC - OREGON**

My Commission Expires

Peggy R. Reynolds  
Notary Public for Oregon  
My commission expires: 12-5-88

After Recording Return to:  
William M. Ganong  
1151 Pine Street  
Klamath Falls, OR 97601

# NOTICE OF DEFAULT AND ELECTION TO SELL Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 18th day  
of September A.D., 19 85 at 9:57 o'clock A M., and duly recorded in Vol. M85  
of Mortgages on Page 15225

FEE \$9.00

Evelyn Biehn County Clerk  
By Pamela Smith