

56081

Vol. 1485 Page 19869 **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein T. A. THOMAS and PATRICIA M. THOMAS, husband and wife, is Grantor;
WILLIAM GANONG, JR., is Trustee; and
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M76, Page 8993, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lots 19 and 20, Block 28, 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.

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No action is pending to recover any part of the debt secured by the trust deed.
 The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

\$377.00 due May 15, 1985, and a like amount due on the 15th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is:

\$30,594.20, plus interest from November 1, 1985, and late charges, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.
 The property will be sold as provided by law on April 16, 1986, at 10:20 o'clock a.m. based on standard of time established by ORS 187.110 at Room 204, 540 Main Street, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: December 5, 1985.

STATE OF OREGON, County of Klamath
 The foregoing was acknowledged before me on December 5, 1985 by William L. Sisemore Successor Trustee

Chris M. Falvey Notary Public for Oregon — My Commission Expires: Feb. 5, 1989

STATE OF OREGON, County of Klamath
 Filed for record on December 5, 1985 at 2:18 o'clock P.m.
 and recorded in M85 page 19869 of mortgages.
Evelyn Biehn, Klamath County Clerk by Pam Smith, Deputy

After recording return to:

Fee: \$5.00

William L. Sisemore
 540 Main St.,
 Klamath Falls, Oregon 97601