

Vol 1486 Page 524 **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

57122

Reference is made to that Trust Deed wherein JOHN L. DALLAS and JOYCE L. DAHLEN is Grantor;
WILLIAM SISEMORE is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M80, Page 11440 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon.

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of Lot 30, KENNICOTT COUNTRY ESTATES, according to the duly recorded plat thereof, said point being North 89°47' East a distance of 30.00 feet from the West one-fourth corner of said Section 12 and being on the East line of Madison Street; thence North 89°47' East along the South line of said Kennicott Country Estates a distance of 120.00 feet; thence South a distance of 90.45 feet; thence West a distance of 120.05 feet to the East line of Madison Street; thence North along the East line of Madison Street a distance of 90.00 feet to the point of beginning.

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:

\$571.00 due on May 25, 1985, and a like amount due on the 25th day of each month thereafter.

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

\$45,323.11, plus interest from April 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 May 21, 1986, at 10:00 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: January 9, 1986

William L. Sisemore, Trustee
 William L. Sisemore

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on January 9, 1986 by William L. Sisemore

Don M. Fahey Notary Public for Oregon — My Commission Expires: Feb. 5, 1989

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on January 9th, 1986 at 4:38 o'clock P.m.
 and recorded in M86 page 524 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pamela J. [Signature], Deputy

Fee: \$5.00

After recording return to:

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

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