

58562

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Vol. M86 Page 3205

Reference is made to that Trust Deed wherein W. A. BRAY, JR. and SANDRA L. BRAY, husband and wife,
WILLIAM GANONG, JR., is Grantor;
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon is Trustee; and
recorded in Official/Microfilm Records, Vol. M77, Page 9546, Klamath is Beneficiary,
Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 5 in Block 3, RIVER RANCH ESTATES, Klamath County, Oregon.

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:

\$444.00 due on August 25, 1985, and a like amount on the 25th day of
 each month thereafter, including December 25, 1985, and \$467.00 due
 on January 25, 1986.

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

\$43,941.52, plus interest 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 July 8, 19 86, 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: Feb. 24, 19 86. William L. Sisemore Successor
William L. Sisemore Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on Feb. 25, 19 86 by William L. Sisemore

Chris M. Talvey Notary Public for Oregon — My Commission Expires: Feb. 5, 19 89
 Certified to be a true copy: _____ Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on February 25, 19 86 at 11:34 o'clock A.m.
 and recorded in M86 page 3205 of mortgages.

Evelyn Biehn, Klamath County Clerk by Tom Smith, Deputy

After recording return to:

Fee: \$5.00

1986 FEB 25 AM 11 34

OK
5/82