

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

Reference is made to that Trust Deed wherein VERNON RAY POWERS and PATRICIA ANN POWERS, husband and wife, aka Vernon R. Powers and Patricia A. Powers, WILLIAM GANONG, JR., is Grantor; FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Trustee; and recorded in Official/Microfilm Records, Vol. M76, Page 4306, Klamath, is Beneficiary, covering the following-described real property in Klamath County, Oregon:

Lot 5, Block 13, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of 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:
\$357.00 due on September 25, 1985, and a like amount due on the 25th day of each month thereafter, including December 25, 1985, and \$340.00 due on January 20 and February 20, 1986.

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

\$31,064.57, 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 10:30 o'clock a.m. based on standard of time established by ORS 187.110 at Room 204, 540 Main St., 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

The foregoing was acknowledged before me on February 25, 19 86 by William L. Sisemore ss

Charles M. Falvey 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

Filed for record on February 25, 19 86 ss
and recorded in M86 page 3206 of mortgages. at 11:34 o'clock A.m.

Evelyn Biehn Klamath County Clerk by Ben Smith, Deputy

After recording return to:

Fee: \$5.00
William L. Sisemore
540 Main St.,
Klamath Falls, Or. 97601

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