

55371

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

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4668  
18441

Reference is made to that Trust Deed wherein ROBERT D. WAITS and SANDRA G. WAITS, husband and wife,

WILLIAM SISEMORE, is Grantor;  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M77, Page 24159, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,

A portion of Lot 4, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South along the westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.

All of Lot 5, together with the W 1/2 of vacated Summit Street, SUMMERS HEIGHTS, 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:

\$352.00 due on 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:

\$34,891.78, 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 March 25, 19 86 at 10:30 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: November 14, 1985.

STATE OF OREGON, County of Klamath, ss  
The foregoing was acknowledged before me on November 14, 1985 by William J. Sisemore

[Signature] 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 November 14th, 19 85 at 2:57 o'clock P.m.  
and recorded in M85 page 18441 of mortgages.

Evelyn Biehn,

County Clerk by [Signature], Deputy

After recording return to:

William L. Sisemore  
540 Main Street  
Klamath Falls, Or. 97601

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of March A.D. 19 86 at 3:22 o'clock P.M., and duly recorded in Vol. M86 of MORTGAGES on Page 4663

FEES \$25.00

By Evelyn Biehn, County Clerk  
[Signature]

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