

62388

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

Vol. M86 Page 10036

Reference is made to that Trust Deed wherein GARY L. GUGGENMOS and SALLY L. GUGGENMOS, 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 3608, Klamath is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

Lot 47 of LEWIS TRACTS, 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:

\$134.37 due February 20, 1986, and a like amount due on the 20th day of each month thereafter.

Failure to pay real property taxes for years 1981-82, 1982-83, 1983-84, 1984-85 and 1985-86.

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

\$13,204.31, 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 Oct. 21, 19 86, 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: June 6, 19 86.

William L. Sisemore Successor
 Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on _____ ss

June 6, 19 86 by William L. Sisemore

John M. Fahey 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 _____ ss

and recorded in M86 page 10036 of mortgages. June 9, 1986 at 4:55 o'clock P.m.

Evelyn Biehn,

Klamath

County Clerk by

Robert Smith

, Deputy

After recording return to:

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

Fee: \$5.00