

62918

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

Reference is made to that Trust Deed wherein JAMES R. HADDEN and CAROL J. HADDEN, 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. M75, Page 3959, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Beginning at a point 30 feet West of the Southeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, where the Westerly right of way line of the Dalles-California Highway intersects with the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence North along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet; thence West at right angles to a point in the Easterly right of way line of the Modoc Northern Railway Company right of way; thence in a Southeasterly direction along the Easterly right of way line of said Railroad to a point in the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence East 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:

- Loan #0140525 - \$266.00 due on August 25, 1985, and a like payment due on the 25th day of each month to and including December 25, 1985; \$286.00 due on January 25, 1986.
- Loan #9140525 - \$136.70 due on August 25, 1985, and a like payment due on the 25th day of each month thereafter.

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

- Loan #0140525 - \$26,933.42, plus interest and late charges;
- Loan #9140525 - \$12,599.24, 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 June 24, 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: February 20, 19 86.

William L. Sisemore Successor  
Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on February 20, 19 86 by William L. Sisemore

Charles 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 \_\_\_\_\_ ss  
Filed for record on \_\_\_\_\_, 19 \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_m.  
and recorded in \_\_\_\_\_ page \_\_\_\_\_ of mortgages.

County Clerk by \_\_\_\_\_, Deputy

After recording return to:

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