

64946

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

Vol. M86 Page 14737Reference is made to that Trust Deed wherein JAMES E. EAGLE

is Grantor;
is Trustee; and
is Beneficiary,
County, Oregon,

MOUNTAIN TITLE COMPANY

CHARLES A. FISHER and RONALD E. PHAIR, as tenants in common
recorded in Official/Microfilm Records, Vol. M79, Page 3895

Klamath
County, Oregon:

covering the following-described real property in Klamath

Lots 4 and 5, Block 10, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.
TOGETHER WITH that portion of vacated Oregon Avenue which inures to
the above described lots.

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AUG
1986

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:

\$150.00 due March 20, 1986, and a like amount due on the 20th day of
each month thereafter.

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

\$10,335.76, plus interest from April 20, 1986, at the rate of 9% per
annum,

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 December 29, 19 86, at 10:00 o'clock a.m.
based on standard of time established by ORS 187.110 at Room 204, 540 Main St., Klamath Falls,
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: August 18, 19 86.

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on August 18, 1986 by William L. Sisemore

William L. Sisemore Successor
Trustee
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 August 18, 19 86 at 4:12 o'clock p.m.
and recorded in M86 page 14717 of mortgages.

Evelyn Biehn Klamath County Clerk by Sam Smith, Deputy

After recording return to:

Fee: \$5.00

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