

67623

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

Vol. M86 Page 19648

Reference is made to that Trust Deed wherein CHARLES A. FISHER, DENIS L. CRAIN and RONALD PHAIR,
WILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M82, Page 2210, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

The East 100 feet of Lot 5, Block 25, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following: Beginning at a point on the South line of said Lot 5, from which the Southeast corner thereof lies 48.3 feet; thence Northerly at right angles to said South line, 2 feet; thence Westerly parallel to said South line 9 feet; thence Southerly at right angles to said South line, 2 feet to said South line; thence Easterly along said South line 9 feet 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:

\$798.00 due April 25, 1986, and a like amount due on the 25th day of each month thereafter.

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

\$42,435.01, plus interest from March 1, 1986, 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 12, 19 87, 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: October 30, 19 86.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on October 30, 19 86 by William L. Sisemore

Clayton 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 ss
Filed for record on October 30, 19 86 at 3:26 o'clock p.m.
and recorded in M86 page 19648 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to:

Fee: \$5.00

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

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