

69215

# Vol. M86 Page 22868 **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein BRIAN PATRICK O'NEIL, a single man,

WILLIAM SISEMORE, is Grantor;  
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, is Trustee; and  
 recorded in Official/Microfilm Records, Vol. M83, Page 10381, Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:  
 (re-recorded August 18, 1983, in Vol. M83 at page 13922)

The Northerly 30 feet of Lot 5 and the Southerly 10 feet of Lot 4, Block 1, FAIRVIEW 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.

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:

\$299.00 due May 1, 1986, and a like amount due on the 1st day of each month thereafter.

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

\$17,373.55, plus interest from April 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 April 15, 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: December 10, 19 86.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on December 10, 19 86 by William L. Sisemore

Chris 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 December 11, 19 86 at 2:53 o'clock P.m. and recorded in M86 page 22868 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to:

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

Fee: \$5.00

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