

NOTICE OF DEFAULT
AND ELECTION TO SELL

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

- a. Grantor: Manuel A. Reyes, Sr. and Manuel Reyes, Jr.
- b. Trustee: William L. Sisemore
- c. Beneficiary: Certified Mortgage Company

2. The legal description of the property covered by the subject Trust Deed is:

That portion of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 19 Township 34 South, Range 8 East of the Willamette Meridian; lying North and West of the Sprague River, EXCEPTING THEREFROM the Westerly 256.53 feet as described in Deed recorded February 26, 1973 in Book M-73 page 1977, Deed recorded in Klamath County, Oregon, and EXCEPTING that portion lying within the right of way of Sprague River Highway.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are: Book: M-82; Page: 827; Dated: January 20, 1982.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installment payments of \$138.13 due October 18, November 18 and December 18, 1986 and January 18, February 18, 1987, plus late charges.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$8,500.00 plus interest thereon at the rate of 19.5% per annum from September 18, 1986 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 A.M. on the 3rd day of August, 1987 at the front

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steps of the Klamath County Courthouse, 300 block of Main Street,
Klamath Falls, Oregon.

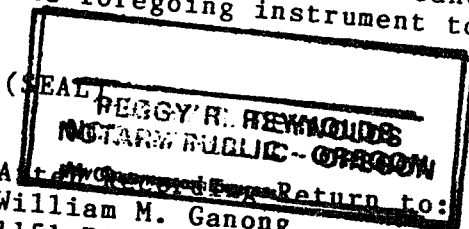
8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

William M. Ganong
William M. Ganong

STATE OF OREGON)
County of Klamath) SS

Personally appeared this 16th day of March, 1987 the above named William M. Ganong, Successor Trustee, and acknowledge the foregoing instrument to be his voluntary act and deed.



Return to:
William M. Ganong
1151 Pine Street
Klamath Falls, OR 97601

Peggy R. Reynolds
Notary Public For Oregon
My commission expires: 12-5-87

NOTICE OF DEFAULT AND ELECTION TO SELL Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong
of March A.D., 19 87 at 12:59 o'clock P M., and duly recorded in Vol. M87
of Mortgages on Page 4783

FEE \$9.00

By Evelyn Biehn, County Clerk
[Signature]