

76095

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALEVol. M87 Page 10978

Reference is made to that Trust Deed wherein WILLIAM JAMES TUCKER and SHIRLEY A. TUCKER, husband and wife, is Grantor; WILLIAM SISEMORE is Trustee; and KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION is Beneficiary,

recorded in Official/Microfilm Records, Vol. M83, Page 4844, covering the following-described real property in Klamath County, Oregon:

A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies North 89°42' West, a distance of 710.5 feet and South 6°02' West, a distance of 711 feet from the iron axel which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; running thence continuing South 6°02' West along the Easterly right of way line of the Dalles-California Highway, a distance of 144 feet to a point; thence South 89°09' East, a distance of 328.04 feet to a point; thence North 6°02' East, parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88°25' West, a distance of 327.7 feet, more or less, 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:  
\$290.00 due October 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:  
\$19,141.12, 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 October 30, 19 87, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main St., 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: June 24, 19 87.

STATE OF OREGON, County of Klamath, William L. Sisemore, Trustee

The foregoing was acknowledged before me on June 24, 19 87 ss by William L. Sisemore

Terrie 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  
Filed for record on June 24, 19 87 ss  
and recorded in M87 page 10978 of mortgages. at 1:22 o'clock P.m.

Evelyn Biehn, Klamath County Clerk by Sam Smith, Deputy

After recording return to:

Fee: \$5.00

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