

84128

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

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Reference is made to that Trust Deed wherein P. R. KAESER

ASPEN TITLE & ESCROW, INC., an Oregon Corporation, is Grantor;  
WILBUR H. WRIGHT and B. MAXINE WRIGHT, husband and wife, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M86, Page 11700, is Beneficiary,  
 covering the following-described real property in Klamath County, Oregon,

Lot 89, LEWIS TRACTS, in the County of Klamath, State of 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:  
 \$250.00 due April 20, 1987; \$250.00 due July 20, 1987; \$250.00 due August 20, 1987;  
 \$200.00 due December 20, 1987; \$200.00 due January 20, 1988; AND failure to pay  
 1986-87 and 1987-88 real property taxes.

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

\$29,032.53, plus interest at the rate of 9% per annum from August 23, 1987,

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 June 14, 1988, at 10:00 o'clock a.m.  
 based on standard of time established by ORS 187.110 at 540 Main Street, Room 301, 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: February 5, 1988.

William L. Sisemore Successor  
 Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on February 5, 1988 by William L. Sisemore

Conrad M. Falvey Notary Public for Oregon — My Commission Expires: Feb. 5, 1989

Certified to be a true copy:

Attorney for Trustee  
 (Successor)

STATE OF OREGON, County of Klamath

Filed for record on February 5, 1988, at 4:11 o'clock P.m.  
 and recorded in M88 page 1723 of mortgages.

Klamath County Clerk by Bernetha P. Ketchum, Deputy  
 Fee \$5.00

After recording return to:

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

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