

88239

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

Vol. 1788 Page 9243

Reference is made to that Trust Deed wherein Thomas A. Schill and Leanna J. Schill, husband and wife, is Grantor; Klamath County Title Company, is Trustee; and J. Claude Bowden, is Beneficiary, recorded in Official/Microfilm Records, Vol. M87, Page 20873, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 16 in Block 1 of Stewart, 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:  
January 17, 1988, payment in the amount of \$140.00 and a like payment on the 17th day of each month thereafter; failure to pay real property taxes for the year 1986-87, 1987-88;

The sum owing on the obligation secured by the trust deed is:  
\$5,940.64 plus interest from December 21, 1987, until paid.

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 21, 1988, 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 13, 1988.

William L. Sisemore, Trustee  
Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on June 13, 1988, by William L. Sisemore,

Notary Public for Oregon — My Commission Expires: August 2, 1988

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on June 15, 1988 at 8:31 o'clock A.m.  
and recorded in M88 page 9243 of mortgages. Evelyn Biehn County Clerk

Klamath County Clerk by Bernetha A. Fletcher, Deputy

After recording return to:

Fee:\$8.00

Wm. L. Sisemore  
540 Main St  
Klamath Falls, Or. 97601

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