

## APPOINTMENT OF SUCCESSOR TRUSTEE

The undersigned beneficiary or successor beneficiary hereby appoints WILLIAM M. GANONG, Attorney At Law, 1151 Pine Street, Klamath Falls, Oregon 97601 as the Successor Trustee of that certain Trust Deed made by William Warren Keeney, Jr. and Peggy A. Carter-Keeney as grantor, to Mountain Title Company, Inc., as Trustee, in favor of Joseph V. Wachter II, Beneficiary, and recorded in the Mortgage Records of Klamath County, Oregon on June 7, 1985 in volume M-85 at page 8461. Dated this 6th day of July, 1988.

Joseph V. Wachter II

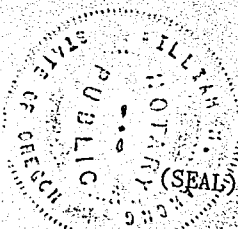
STATE OF OREGON            )  
County of Klamath        ) ss

Personally appeared this 7<sup>th</sup> day of July, 1988, the above named Joseph V. Wachter <sup>II</sup> and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

William M. Ganong  
Notary Public  
My Commission Expires: 11-2-90

After recording return to: William M. Ganong, 1151 Pine Street, Klamath Falls, OR 97601



88 JUL 20 PM 4 29

**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: William Warren Keeney, Jr. and  
Peggy A. Carter-Keeney
- b. Trustee: Mountain Title Company, Inc.
- c. Beneficiary: Joseph V. Wachter, II

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

Lot 150, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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-85; Page: 8461; Dated: June 7, 1985.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installment payments in the amount of \$265.88 each for the months of February, March, April, May and June, 1988.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$24,716.03 plus interest thereon at the rate of 10.0% per annum from February 16, 1988 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 25th day of November, 1988 at the front 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 )  
 ) SS  
County of Klamath )

Personally appeared this 8th day of July, 1988 the above named William M. Ganong, Successor Trustee, and acknowledge the foregoing instrument to be his voluntary act and deed.

(SEAL)

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

Linda R. Lundahl  
Notary Public For Oregon  
My commission expires: 9-29-91

**LINDA R. LUNDAHL**  
**NOTARY PUBLIC - OREGON**  
My Commission Expires \_\_\_\_\_

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

William Ganong  
on this 20th day of July A.D., 1988  
at 4:29 o'clock P. M. and duly recorded  
in Vol. M88 of Mortgages Page 11553  
Evelyn Biehn County Clerk  
By Pauline Mullens  
Fee, \$18.00 Deputy.

18.00