

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

Reference is made to that Trust Deed wherein SHIRLEY G. McNEARY

WILLIAM SISEMORE, is Grantor;  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M85, Page 921, Klamath, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,

All that portion of Block 26 of Hillside Addition to the City of Klamath Falls, Oregon, lying South of the following-described line:  
Commencing at the intersection of the centerlines of Shelley Street and Johnson Street; thence Southerly 952.78 feet, along the centerline of Johnson Street; thence Westerly 115.00 feet, at right angles to Johnson Street, to a 1/2" rebar, said point being the True Point of Beginning; thence continuing on said line 105.30 feet to a 1/2" rebar on the West line of Block 26.

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:

\$309.00 due July 10, 1988, and a like amount due on the 10th day of each month thereafter, through and including December 10, 1988; and \$278.00 due on January 1, 1989.

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

\$18,990.22, plus interest at the rate of 12.750% per annum from June 1, 1988, together with late charges in sum of \$69.24,

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 8, 19 89, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main St., 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: January 30, 19 89. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on January 30, 19 89 by William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 91

Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on January 30, 19 89 at 10:33 o'clock A.m.  
and recorded in M89 page 1811 of mortgages.

Evelyn Biehn Klamath County Clerk by Danley Mullins, Deputy  
Fee \$8.00

After recording return to:

William L. Sisemore  
540 Main St., #301  
Klamath Falls, OR 97601

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