

99812

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

Vol. m89 Page 7682

Reference is made to that Trust Deed wherein Emil Kenneth Embrey and Sharon Lee Embrey, formerly Sharon Lee Sherman

is Grantor; _____, is Trustee; and _____, is Beneficiary, recorded in Official/Microfilm Records, Vol. M87, Page 1522, _____ Klamath _____ County, Oregon; covering the following-described real property in _____ Klamath _____ County, Oregon:

A parcel of land situated in the SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 E.W.M., more particularly described as follows:
Commencing at the quarter section corner common to Sections 29 and 30, said Township and Range; thence S.0°18'51"W. along the East line of said Section 30, a distance of 883.9 feet; thence S.89°22'40"W. a distance of 30.0 feet to the West line of Reeder Road and the true point of beginning of this description; thence S.88°52'20"W. a distance of 1305 feet to the Northeast corner of parcel described in Volume M79 page 20479, Deed Records of Klamath County, Oregon; thence S.0°28'51"W. along the East line of last mentioned parcel a distance of 414.69 feet to the Southeast corner thereof; thence N.47°50'E. a distance of 76.69 feet to a 5/8 inch iron pin; thence N.82°18'30"E., 1072.00 feet to a 5/8 inch iron pin; thence S.34°30'E., 37.23 feet to a 5/8 inch iron pin; thence N.89°42'E., 124.45 feet to a 5/8 inch iron pin on the West boundary of Reeder Road; thence N.0°18'51"E. along said road boundary 356.52 feet to the true 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:
Payment due November 15, 1988, in the amount of \$1,021.00; December 15, 1988 in the amount of \$1,021.00; January 15, 1989, February 15, 1989, March 15, 1989 and April 15, 1989, in the amount of \$1,035.00, plus late charges

The sum owing on the obligation secured by the trust deed is:
\$71,479.46 plus interest at the rate of 7.625% from February 1, 1989.

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 September 14, 1989, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main St., #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: May 4, 19 89.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath
The foregoing was acknowledged before me on May 4, 19 89 by William L. Sisemore ss

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1991

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath
Filed for record on May 4, 19 89 at 1:07 o'clock P.m. and recorded in M89 page 7682 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pauline M. Mendenhall, Deputy

After recording return to: Fee: \$8.00

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

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