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

Vol. m89 Page 1811  
Vol. m89 Page 10992

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, 1938, 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, 1938, 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

Notary Public for Oregon — My Commission Expires: August 2, 19 91

Certified to be a true copy

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.

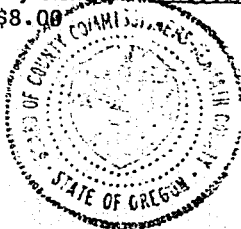
Evelyn Biehn Klamath

County Clerk by Caroline Mullendare, Deputy

After recording return to:

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

Fee \$8.00



INDEXED

D. V. I. ✓

## SHERIFF'S RETURN OF SERVICE

10993

STATE OF OREGON )  
                          ) ss.  
County of Klamath )

Court Case No. \_\_\_\_\_

Sheriff's Case No. 89-347I hereby certify that I received on January 30, 1989 the within:

- ( ) Summons & Complaint    ( ) Summons & Petition    ( ) Summons    ( ) Complaint    ( ) Petition  
( ) Subpoena                ( ) Citation                ( ) Order        ( ) Motion        ( ) Affidavit  
( ) Small Claim              ( ) Restraining Order        ( ) Order for Appearance of Judgement Debtor  
( ) Writ of Garnishment    ( ) Order to Show Cause    ( ) Order Waiving Fees and Costs

(X) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

for service on the within named: SHIRLEY G. McNEARY

(X) SERVED SHIRLEY G. McNEARY personally and in person.  
at 1405 Delta, Klamath Falls, OR

( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_,  
a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
abode: \_\_\_\_\_

( ) OFFICE SERVICE - By leaving a true copy with \_\_\_\_\_,  
the person in charge of the office maintained for the conduct of business by  
\_\_\_\_\_

( ) By leaving a true copy with \_\_\_\_\_ of said corporation.

( ) OTHER METHOD \_\_\_\_\_

( ) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find  
the within named: \_\_\_\_\_ within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: February 2, 1989 11:00 a.m.

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By 

Deputy

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Deanna Azevedo, Office Manager

I am the principal clerk of the publisher of  
the \_\_\_\_\_ Herald and News

a newspaper of general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that the \_\_\_\_\_  
#451 Trustees sale-McNary

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four

(1 insertion s) in the following issue s:

Feb. 6 1980

Feb 13 1990

Feb. 20 1980

Feb. 27 1980

**Total Cost:** \$165.92

Deanne L. Ayuda

Subscribed and sworn to before me this 27  
day of Feb. 1989

Kate Backa  
Notary Public of Oregon

My commission expires Nov 15 1956

STATE OF OREGON,  
County of Klamath

Filed for record at request of:

William L. Sisemore  
on this 20th day of June A.D. 19 89  
at 11:57 o'clock A. M. and duly recorded  
in Vol. M89 of Mortgages Page 10992  
Evelyn Biehn  
By Ruthie Mullen County Clerk  
Deputy.  
\$18.00