

4166

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

Reference is made to that Trust Deed wherein LAURENCE R. SHOGREN and VIEVA G. SHOGREN, husband and wife, is Grantor; WILLIAM GANONG, JR., is Trustee; and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Beneficiary, recorded in Official/Microfilm Records, Vol. M75, Page 14506, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Beginning 330 feet South and 279.16 feet East of the Southwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 137 feet; thence South 274 feet; thence Northwest along U.S.R.S. ditch to a point South of the point of beginning; thence North 203 feet to the point of beginning, being in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, 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:
Loan No. 0900110048 - \$278.00 due March 20, 1989, and a like amount due on the 20th day of each month thereafter.

Loan No. 0909110048 - \$282.25 due March 20, 1989, and a like amount due on the 20th day of each month thereafter.
The sum owing on the obligation secured by the trust deed is:

- Loan No. 0900110048 - \$20,696.06, plus interest and late charges;
- Loan No. 0909110048 - \$21,849.72, plus interest and late charges;

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 December 28, 19 89, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at Room 301, 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: August 21, 19 89. William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on August 21, 19 89 by William L. Sisemore

Clarence M. Farney Notary Public for Oregon - My Commission Expires: Feb. 5, 19 93
Attorney for Trustee

Certified to be a true copy:

STATE OF OREGON, County of Klamath ss
Filed for record on August 21, 19 89 at 3:31 o'clock p.m.
and recorded in M89 page 15551 of mortgages.

Evelyn Biehn, Klamath County Clerk by Douline Mulvender, Deputy

After recording return to:
Fee \$8.00

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

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