

9699

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

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Reference is made to that Trust Deed wherein Russell Melton and Helene Melton, husband and wife, is Grantor;
Aspen Title & Escrow, Inc., is Trustee; and
Larry Mitchell, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M88, Page 19934, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 66, CASITAS, in the County of Klamath, State of 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:
 Payment due on September 23, 1989, in the amount of \$340.60, and monthly thereafter;
 failure to provide insurance; failure to pay real property taxes.

The sum owing on the obligation secured by the trust deed is:
 \$21,800.84, plus interest from September 10, 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 May 14, 1990, 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: January 2, 1990.

William L. Sisemore, Trustee
 Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on January 2, 1990 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, ss
 Filed for record on January 2, 1990 at 1:31 o'clock P.m.
 and recorded in M90 page 28 of mortgages.

Evelyn Biehn County Clerk by Danise Mulendore, Deputy

Fee \$8.00

After recording return to:
 Wm. L. Sisemore
 540 Main St., #301
 Klamath Falls, OR 97601

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