

TRUSTEE'S NOTICE OF DEFAULT, Vol. 90 Page 270 AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein David W. O'Connor and Valerie O'Connor, husband and wife, is Grantor;
William L. Sisemore, is Trustee; and
Klamath First Federal Savings and Loan Association, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M79, Page 6206, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 18, Lewis Tracts, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM
the Easterly 125 feet thereof.

TOGETHER WITH: 1979 METAMORA MOBILE HOME, S#249125S4219XU

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: Failure to make the August 25, 1989, payment in the amount of \$299.00, and monthly thereafter, together with reserve deficit in the amount of \$156.67, together with unpaid taxes on acct #3809-35CD-7600 for years 1988-89 in the amount of \$194.83 & 1989-90 in the amt of \$332.47; acct #M-157651 for year 1986-87 in amt of \$209.39; 1987-88 in amt of \$199.37; 1988-89 in amt of \$185.63; 1989-90 in the amt of \$197.92.

The sum owing on the obligation secured by the trust deed is: \$10,468.69, plus interest at the rate of 10.750% per annum from July 1, 1989, plus 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 May 15, 19 90, at 10:15 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 3, 19 90.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on January 4, 19 90 by William L. Sisemore

Notary Public for Oregon — My Commission Expires: Jan 5, 1993

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on January, 19 90 at 10:47 o'clock A.m.
 and recorded in M90 page 271 of mortgages.

Evelyn Biehn

County Clerk by

Pauline Muehlenstare, Deputy

Fee \$8.00

After recording return to:

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