

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

Reference is made to that Trust Deed wherein James H. Rainwater and Shirlee A. Rainwater, 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. M80 Page 5036, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 9 in Block 2 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING that portion deeded to the City of Klamath Falls in Deed Volume M66 page 9332, records of 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:  
\$126.00 due October 20, 1989, together with \$1,381.00 due November 20, 1989, and monthly thereafter, together with late charges.

The sum owing on the obligation secured by the trust deed is: \$103,476.39 plus interest at the rate of 11.5% per annum from October 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 August 27, 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: April 16, 1990.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 16, 19 90 by

William L. Sisemore,

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 April 17, 19 90 at 9:17 o'clock A.m. and recorded in M90 page 7074 of mortgages.

Evelyn Biehn County Clerk by Pauline Muchmore, Deputy

Fee \$8.00

After recording return to:

**WILLIAM L. SISEMORE**  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

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