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

Vol. M90 Page 9126
Vol. 790 Page 28

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, 19 90, 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, 19 90.

William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on January 2, 19 90 by William L. Sisemore, ss

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 91

Certified to be a true copy.

Attorney for Trustee

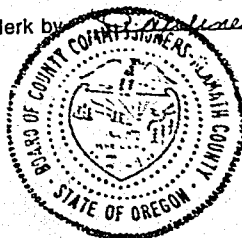
STATE OF OREGON, County of Klamath

Filed for record on January 2, 19 90 at 1:31 o'clock P.m.
and recorded in M90 page 28 of mortgages.

Evelyn Biehn County Clerk by Deputy

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

Fee \$8.00



INDEXED
D. L. ✓

SHERIFF'S RETURN OF SERVICE

9127

STATE OF OREGON)
COUNTY OF KLAMATH)

COURTCASE NO
SHERIFF'S CASE NO 90 0003
DATE RECEIVED FOR SERVICE 1/02/90

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
RUSSELL MELTON

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

RUSSELL MELTON
WAS SERVED BY LEAVING A TRUE COPY WITH
HELEN MELTON
AT 4345 AUSTIN KLAMATH FALLS OR 97603
A PERSON OVER THE AGE OF FOURTEEN YEARS WHO
RESIDES AT THE PLACE OF ABODE OF THE WITHIN NAMED
ON JANUARY 3, 1990 AT 7:28 AM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

COPY

BY

MOCA BEE

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
COUNTY OF KLAMATH)

COURT CASE NO
SHERIFF'S CASE NO 90 0003
DATE RECEIVED FOR SERVICE 1/02/90

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
HELEN MELTON

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

HELEN MELTON
WAS SERVED PERSONALLY AND IN PERSON AT
4345 AUSTIN KLAMATH FALLS OR 97603
ON JANUARY 3, 1990 AT 7:28 AM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

COPY

BY

MOCABEE

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

I, Deanna Azevedo, Office Manager

being first duly sworn, depose and say that

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

LEGAL #1270

MELTON

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

(4 insertions) in the following issues:

JAN. 12, 1990

JAN. 19, 1990

JAN. 26, 1990

FEB. 2, 1990

Total Cost: \$130.56

Deanna Azevedo

Subscribed and sworn to before me this 2ND

day of FEBRUARY, 19 90

Leta Ducka

Notary Public of Oregon

My commission expires Jan. 15, 1994

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE
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 86.710, at 540 Main St., #301, Klamath Falls, Klamath County, Oregon.
Interested persons are notified of the right under ORS 86.793 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, Successor Trustee
#1270 Jan. 12, 19, 26; Feb. 2, 1990

NOTICE OF SUBSTITUTE SERVICE

TO: RUSSELL MELTON

You are hereby notified that you have been served with:

Summons and Complaint in Case entitled

XX Trustee's Notice of Default and Election to Sell and of Sale of that Trust Deed wherein Russell Melton and Helene Melton, husband & wife, is Grantor, to Aspen Title & Escrow, Inc., Trustee, and Larry Mitchell, is Beneficiary, recorded in the Mortgage Records of Klamath County, Oregon, Vol. M- 88, Page or Document No. 19934, certified copy of which is attached hereto.

By Substitute Service on Helene Melton a person over the age of 14 years of age who resides at your place of abode on January 3, 19 90, at 7:28 o'clock A.m. at 4345 Austin, Klamath Falls, Oregon 97603.

William L. Sisemore
Attorney for Plaintiff(s)/Trustee
Larry Mitchell

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for Plaintiff(s)/ Trustee. I served a copy of Complaint and Summons/Trustee's Notice of Default and Election to Sell and of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to Russell Melton, 4345 Austin, Klamath Falls, Oregon 97603,

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on January 8, 19 90.

William L. Sisemore
William L. Sisemore
Attorney for Larry Mitchell

Subscribed and Sworn to before me this 14 day of January, 19 90.

William L. Sisemore
Notary Public for Oregon

(SEAL)

My Commission Expires: 8-1-91

AM L. SISEMORE
Attorney at Law
2 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7229
S.B. #701336

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 14th day of May A.D., 19 90 at 11:55 o'clock AM., and duly recorded in Vol. M90 of Mortgages on Page 9126.

FEE \$28.00

Evelyn Biehn - County Clerk

By Pauline Mulender