

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

Reference is made to that Trust Deed wherein Robert K. Holmes and Mildred M. Holmes, husband & wife

William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
recorded in Official/Microfilm Records, Vol. M77, Page 10840 Klamath, is Beneficiary,
County, Oregon,
covering the following-described real property in Klamath County, Oregon:

AS SHOWN ON REVERSE SIDE

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:

\$213.02 due August 25, 1989, and \$329.00 due monthly thereafter, together with late charges of \$62.40.

The sum owing on the obligation secured by the trust deed is:

\$28,085.61, plus interest at the rate of 8.750% per annum from February 1, 1990, until paid.

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 July 18, 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: March 7, 19 90, William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on March 7, 19 90 by 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 March 7, 19 90 at 10:00 o'clock A.m.
 and recorded in M90 page of mortgages.

Evelyn Biehn County Clerk by Deputy

After recording return to:

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

90 MAR 7 PM 4:24

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

Robert L. Holmes and Mildred M. Holmes, husband and wife, of the County of Klamath, State of Oregon, do hereby certify that the following described real property, situated in Klamath County, Oregon:

DESCRIPTION OF PROPERTY

The following described real property, situated in Klamath County, Oregon:

That portion of Tract 55 of Midland Tracts, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, SAVING AND EXCEPTING therefrom the following described portion thereof:

That portion of Tract 55 of Midland Tracts, lying between the Easterly right of way line of the Central Pacific Railroad and the Westerly right of way line of the Dalles-California Highway, more particularly described as follows: Beginning at the intersection of the Westerly right of way line of the Dalles-California Highway with the South line of said Tract 55 of Midland Tracts, said point also being on the North line of Modoc Street in the plat of First Addition to Midland extended Westerly; thence N. 89°55' W. a distance of 28.5 feet, more or less, to the Easterly right of way line of the Central Pacific Railway; thence N. 33°36' E. a distance of 142.8 feet, more or less, to a corner in said right of way; thence N. 56°24' W. a distance of 100 feet to the Easterly right of way line of said Central Pacific Railway; thence N. 33°36' E., along said right of way, a distance of 160.75 feet to a point; thence S. 56°24' E., at right angles to said right of way, a distance of 58.75 feet to a point; thence N. 33°36' E., parallel with said right of way, a distance of 10.0 feet; thence S. 56° 24 E., at right angles to said right of way, a distance of 76.75 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence S. 36°34' W., along said Westerly right of way line, a distance of 300 feet, more or less, to the point of beginning. EXCEPTING THEREFROM, any portion lying with public roads, railroads, and C-4-N Drain.

and the same shall be subject to the same conditions and any sums advanced by beneficiary pursuant to the terms of said

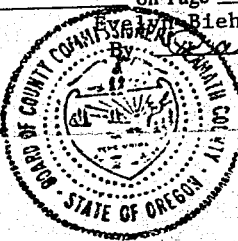
Trustee's Notice of Default and Election to Sell the property to satisfy the obligation pursuant to the terms of said

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 7th day of March A.D., 19 90 at 4:24 o'clock P. M., and duly recorded in Vol. M90 of Mortgages on Page 4341.

FEE 13.00



By Pauline Mullenbaker County Clerk

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

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 #1433

HOLMES

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:

MAR. 16, 1990

MAR. 23, 1990

MAR. 30, 1990

APRIL 6, 1990

Total Cost: \$228.48

Deanna Azevedo

Subscribed and sworn to before me this 6TH

day of APRIL 19 90

Lita Becka
Notary Public of Oregon

My commission expires Jan 15 94

(COPY OF NOTICE TO BE PASTED HERE)

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AND ELECTION TO SELL AND OF SALE:
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Robert K. Holmes and Mildred M. Holmes, hus-
band & wife, is Grantor; First Federal Savings
and Loan Association, is Beneficiary, recorded
in Official/Microfilm Records, Vol. M77, Page
10440, Klamath County, Oregon, covering the

following described real property in Klamath
County, Oregon:

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between the Easterly right of way line of the
Central Pacific Railroad and the Westerly right
of way line of the Dalles California Highway,
SAVING AND EXCEPTING therefrom the fol-
lowing described portion thereof:

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way line of said Central Pacific Railway; thence
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of 160.75 feet to a point; thence S. 56°24' E. at
right angles to said right of way, a distance of
58.75 feet to a point; thence N. 33°36' E. parallel
with said right of way, a distance of 10.0 feet
thence S. 56°24' E. at right angles to said right of
way, a distance of 7.0 feet, more or less, to the
Westerly right of way line of the Dalles California
Highway; thence S. 56°24' W. along said
Westerly right of way line, a distance of 300 feet,
more or less, to the point of beginning. EXCEPT

TING THEREFROM, any portion lying with
public roads, railroads and C-4-N Drain.
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: \$213.02 due August 25, 1989, and
\$329.90 due monthly thereafter, together with
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foreclosure costs and any sums advanced by
beneficiary pursuant to the terms of said trust
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Beneficiary has and does elect to sell the prop-
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86.705 to 86.795.

The property will be sold as provided by law on
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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 oc-
curred, together with costs, trustee's and at-
torney'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: March 7, 1990.

/s/ William L. Sisemore, Trustee
#1433 March 16, 23, 30, April 6, 1990

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

14250

STATE OF OREGON, County of Klamath, ss:

I, William L. Sisemore, being first duly sworn, depose, and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME

ADDRESS

Robert K. Holmes

1859 Arthur Street, Klamath Falls, OR 97603

Robert K. Holmes

P.O. Box 24, Midland, OR 97603

Mildred M. Holmes

1859 Arthur St., Klamath Falls, OR 97603

Mildred M. Holmes

P.O. Box 24, Midland, OR 97603

United States National Bank of Oregon

P.O. Box 4412, Portland, OR 97208

Tom P. Oden

1529 Hope St., Klamath Falls, OR 97603

Louise C. Oden

5452 Brentwood Dr., Klamath Falls, OR 97603

Pacific West Mortgage Co

c/o Vince Kane, 510 SW 3rd #400
Portland, OR 97204

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

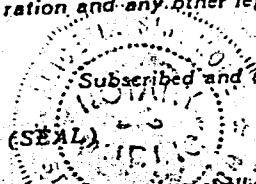
Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

William L. Sisemore

....., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on March 12, 1990. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 12th day of March, 1990.



Alice L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

* More than one form of Affidavit may be used when the parties are numerous or when the mailing is done on more than one date

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

TO

Trustee

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED)

AFTER RECORDING RETURN TO
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 18 day of July, 1990, at 11:26 clock A.M., and recorded in book/reel/volume No. M90 on page 14245 or as lee/tile/instrument/microfilm/reception No. 17706.
Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

33.00

Bernetha S. Fetscher Deputy
TITLE

3300