

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

Reference is made to that Trust Deed wherein Rosalinda White

Transamerica Title Insurance Company, Is Grantor;
Edgar L. Viets, Is Trustee; and
recorded in Official/Microfilm Records, Vol. M77, Page 19200, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

A portion of Lot 2, Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of Block 59, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS; thence North 3 degrees 44' East 71.7 feet to the Northwest corner of Lot 2 of said Block 59; thence North 89 degrees 43' East 40 feet, along the line between Lots 1 and 2 of said Block; thence South 3 degrees 44' West 102.66 feet, more or less, to the Southwesterly line of said Block 59; thence North 51 degrees 02' West 48.8 feet, along the Southwesterly line of said Block, to the point of beginning.

CODE 1 MAP 3809-29DC TL 700

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 payment of \$115.00 due 7/1/89 and a like payment on the 1st day of each month thereafter.

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

\$3,261.63 plus interest at the rate of 9% per annum from June 3, 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 December 19, 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: August 9, 19 90. William L. Sisemore Successor, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on August 9, 19 90 by William L. Sisemore,

Charles M. Farley Notary Public for Oregon — My Commission Expires: Feb 5, 1993

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on August 9, 19 90 at _____ o'clock ____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

19
AUG
9
AM 10

15949



APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that Rosalinda White
 is the grantor, and Transamerica Title Insurance Company
 is the trustee, and Edgar L. Viets
 is the beneficiary under that certain trust deed dated September 30
1977, and recorded on October 7, 1977, in book/reel/volume No. M77 at page 19200 ~~xxx~~
 as the ~~file/instrument/microfilm/reception~~ No. xxxx of the Mortgage Records of Klamath
 County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints William L. Sisemore, whose address is 540 Main St., #301, Klamath Falls, OR 97601, Oregon, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: June 28, 19 90 Personal Representative of the Estate of Curtis F. Deetz

Sharon Lewis

Dennis Deetz
 Evelyn K. Deetz

(If executed by a corporation,
 affix corporate seal)

(If the beneficiary who signs above is a corporation, use the form of acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,

County of Marion } ss.

The foregoing instrument was acknowledged before me this June 28, 19 90, by Sharon Lewis and Dennis Deetz, joint personal representatives of Estate of Curtis F. Deetz.

Notary Public for Oregon
 My commission expires: 3/21/93

STATE OF OREGON, County of _____ } ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

APPOINTMENT OF
SUCCESSOR TRUSTEE

RE: Trust Deed from

Grantor

to

Trustee

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

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

STATE OF OREGON, County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

15950



APPOINTMENT OF SUCCESSOR TRUSTEE

KNOW ALL MEN BY THESE PRESENTS, that Rosalinda White
 is the grantor, and Transamerica Title Insurance Company
 is the trustee, and Edgar L. Viets
 is the beneficiary under that certain trust deed dated September 30
1977, and recorded on October 7, 1977, in book/reel/volume No. M77 at page 19200 ~~xxx~~
 as fee/file/instrument/microfilm/reception No. 1100 of the Mortgage Records of Klamath
County, Oregon.

The undersigned, who is the present beneficiary under said trust deed desires to appoint a new trustee in the place and stead of the original trustee named above;

NOW THEREFORE, in view of the premises, the undersigned hereby appoints William L. Sisemore, whose address is 540 Main St., #301, Klamath Falls, OR 97601, Oregon, as successor trustee under said trust deed, he to have all the powers of said original trustee, effective forthwith.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular number includes the plural.

IN WITNESS WHEREOF, the undersigned beneficiary has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

DATED: May July 18, 19 90

Personal Representative of the Estate of
Curtis F. Deetz

X

Evelyn K. Deetz
 Evelyn K. Deetz

(If executed by a corporation,
 affix corporate seal)

(If the beneficiary who signs above is a corporation, use the form of
 acknowledgment opposite.)

(ORS 194.570)

STATE OF OREGON,)
 County of Marion) ss.
 The foregoing instrument was acknowledged before
 me this July 18, 19 90, by
Evelyn K. Deetz

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

19, by _____

president, and by _____

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)

(SEAL)

Notary Public for Oregon

My commission expires: 1/16/90

APPOINTMENT OF
SUCCESSOR TRUSTEE

Re: Trust Deed from

Grantor

to

Trustee

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

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

STATE OF OREGON,)
 County of Klamath) ss.

I certify that the within instrument was received for record on the 29th day of Aug., 19 90, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M90 on page 15948 or as fee/file/instrument/microfilm/reception No. 18648, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mueller Deputy

Fee \$18.00