

19478

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

Vol. M90 Page 17314

Reference is made to that Trust Deed wherein Jimmy H. Dill and Vicky A. Dill

William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
Klamath, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M83, Page 6705, Klamath 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:

Instalment due March 10, 1990, in the amount of \$697.00, plus interest and each successive instalment thereafter, plus real property taxes for the years 1987-88 in the amount of \$630.48; 1988-89 in the amount of \$1,208.84; 1989-90 in the amount of \$1,275.63.

The sum owing on the obligation secured by the trust deed is: \$51,729.18 plus interest at the rate of 12.5% per annum from February 10, 1990, together with 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 January 19, 19 91, 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 29, 19 90.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 29, 19 90 by William L. Sisemore

[Signature] 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 August, 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

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

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the East quarter corner of Section 9, said Township and Range, and running South 0°08' West 668.25 feet to a point; thence North 89°52' West 1985.6 feet; thence South 0°08' West 333.25 feet to the true point of beginning of this description; thence North 89°52' West 469.4 feet to the Easterly right of way of the County road known as the Pine Grove Road; thence along said Easterly right of way South 24°51' West 267.0 feet to the beginning of a 10°53' curve to the left; thence around said curve whose long chord bears South 19°51' West and whose long chord is 95.4 feet in length to its intersection with the South line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 9; thence leaving said Pine Grove Road right of way and running along said South line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, South 89°49' East 613.25 feet; thence North 0°08' East 333.25 feet, more or less to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm.L. Sisemore the 29th day of Aug. A.D. 19 90 at 1:44 o'clock P.M., and duly recorded in Vol. M90 of Mortgages on Page 17314
FEE \$13.00
Evelyn Biehn - County Clerk
By Pauline Mullen

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