

30158

Vol. m91 Page 10484**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein Donald H. Karsch and Susan K. Karsch, husband and wife, is Grantor;  
William Sisemore, is Trustee; and  
Klamath First Federal Savings and Loan Association, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M80, Page 24211 Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

As shown on attached Exhibit "A"

PARCEL 4 OF THE ORIGINAL DEED OF TRUST HAS BEEN RELEASED FROM THE TRUST  
 DEED BY PARTIAL RECONVEYANCE DATED APRIL 20, 1989.

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: \$720.79 due November 30, 1990; \$911.00 due December 30, 1990; \$883.48 due for January, February and March, 1991; \$855.96 due for April and May 30, 1991; failure to pay 1989-90 real property taxes in the amount of 212.37; and 1990-91 taxes in the amount of \$189.60; plus late charges

The sum owing on the obligation secured by the trust deed is:  
 \$80,513.31 plus interest at the rate of 9.5% per annum from October 1, 1990, 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 October 14, 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 June 4, 19 91.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
 The foregoing was acknowledged before me on June 4, 19 91 by William L. Sisemore,

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 ss  
 Filed for record on June 4, 19 91 at \_\_\_\_\_ o'clock \_\_\_\_\_m.  
 and recorded in M91 page \_\_\_\_\_ of mortgages.

\_\_\_\_\_  
Klamath 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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Exhibit "A"

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

Parcel 1:

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61°24' West, 376.45 feet; thence North 4°14'10" West, 390.0 feet; thence South 79°43' West, 497.95 feet; thence North 14°44' West, 1255.85 feet; thence North 89°25'45" East, 1168.7 feet to a 3/4 inch galvanized iron pipe; thence South along the section line between Sections 22 and 23, 1303.0 feet to the point of beginning.

EXCEPTING THEREFROM a Tract of land in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2 inch iron pin; thence North 00°12'35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4 inch iron pin and the true point of beginning; thence South 89°25'01" West, 563.81 feet to a 3/4 inch iron pin; thence North 14°44' West, 722.0 feet to a 3/4 inch iron pin; thence North 89°25'45" East, 750.0 feet to a 3/4 inch iron pin; thence South 00°12'35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning, said parcel containing 10.56 acres, more or less.

Parcel 2:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway 1627.9 feet Southwesterly from the intersection of the North line of said highway with the East line of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section 23, said point being the Southwest corner of a tract of land conveyed to John H. Sundquist, et ux., recorded February 11, 1948, in Volume 216 page 507, Deed records of Klamath County, Oregon; thence North 40°00' West 400 feet to a point; thence Southwesterly parallel to and 400 feet distance from the North line of said highway, to a point on the West line of said Section 23; thence South tracing the West line of Section 23 to a point on the North line of the said Klamath Falls-Ashland Highway; thence Northeasterly tracing the North line of said highway to the point of beginning, all in Section 23, Township 39 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM A parcel of land lying in the NW $\frac{1}{4}$ SW $\frac{1}{4}$  and in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 23, Township 39 South, Range 8 East, W.M., Klamath County, Oregon and being a portion of that property designated as Parcel 2 and described in that deed to Larry S. Fish, recorded in Book M85 page 185, of Klamath County Record of Deeds; the said parcel being that portion of said property included in a

Parcel 2 continued

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strip of land 50 feet in width, lying on the Northwestern side of the center line of the Green Springs Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line Station 223+82.73, said station being 623.65 feet South and 224.28 feet West of the North quarter corner of Section 27, Township 39 South, Range 8 East, W.M.; thence North 49°50'04" East 2112.37 feet; thence on a spiral curve left (the long chord of which bears North 48°53'49" East 374.96 feet) 375 feet; thence on a 3819.72 foot radius curve left (the long chord of which bears North 45°11'32.5" East 243.90 feet) 243.94 feet; thence on a spiral curve left (the long chord of which bears North 41°29'16" East 374.96 feet) 375 feet; thence North 40°33'01" East 503.74 feet; thence on a spiral curve left (the long chord of which bears North 39°53'01" East 399.98 feet) 400 feet; thence on a 5729.58 foot radius curve left (the long chord of which bears North 38°13'13" East 66 feet) 66 feet; thence on a spiral curve left (the long chord of which bears North 36°33'25" East 399.98 feet) 400 feet; thence North 35°53'25" East 450.23 feet to Engineer's center line Station 273+09.01.

Bearings are based upon the Oregon Co-ordinate System, South Zone.

Parcel 3:

A tract of land located in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2 inch iron pin; thence North 00°12'35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4 inch iron pin and the true point of beginning; thence South 89°25'01" West, 563.81 feet to a 3/4 inch iron pin; thence North 14°44' West, 722.0 feet to a 3/4 inch iron pin; thence North 89°25'45" East, 750.0 feet to a 3/4 inch iron pin; thence South 00°12'35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning, said parcel containing 10.56 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 4th day  
of June A.D., 19 91 at 9:42 o'clock A.M., and duly recorded in Vol. M91  
of Mortgages on Page 10484.

FEE \$18.00

Evelyn Biehn, County Clerk

By Pauline Mueller