

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

Reference is made to that Trust Deed wherein Leslie L. Sauer and Cathy M. Hanscom, not as tenants in common, but with the right of survivorship, is Grantor;  
Mountain Title Company of Klamath County, is Trustee; and  
James D. Hull and Rosetta E. Hull, husband and wife, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M89, Page 712, Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

AS SHOWN ON REVERSE SIDE

TOGETHER WITH MOBILE HOME described as 1973 Parkway mobile home,  
 Serial #S2900 - Oregon License X076708

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 pay the full \$5,000.00 due on January 2, 1991, and failure to make the payments due on May 2, 1991, and June 2, 1991, in the amount of \$429.49, each, and failure to pay the real property taxes due for the years 1989-90, 1990-91 and mobile home taxes for the years 1989-90 and 1990-91.

The sum owing on the obligation secured by the trust deed is: \$22,945.35 plus interest at the rate of 10% per annum from April 30, 1991

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 23, 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 13, 19 91.

William L. Sisemore, Trustee  
 Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on June 13, 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, 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

for 1300

11287

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A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4 a distance of 47.3 feet to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of WM. L. Sisemore the 14th day of June A.D., 19 91 at 1:03 o'clock P M., and duly recorded in Vol. M91 of Mortgages on Page 11286.

FEE \$13.00

Evelyn Biehn County Clerk

By Paula Mullender