

30618

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

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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, 19 91 at June o'clock ss.m.
Filed for record on June 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

(18) Generally to conduct, manage and control all my business and my property, wheresoever situate, as my said attorney may deem for my best interests, hereby releasing all third persons from responsibility for the acts and omissions of my said attorney;

I hereby give and grant unto my said attorney full power and authority freely to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes, as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue hereof.

In construing this power of attorney, it is to be understood that the undersigned may be more than one person or a corporation, and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

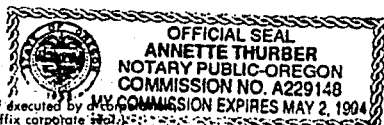
This power shall take effect: (delete inapplicable phrase)

a) on the date next written below;

b) if given by an individual, on the date said individual shall be adjudged incompetent by a court of proper jurisdiction.

My said attorney and all persons unto whom these presents shall come may assume that this power of attorney has not been revoked until given actual notice either of such revocation or of my death.

IN WITNESS WHEREOF, I have hereunto signed this instrument, or if a corporation, its corporate name has been signed and its corporate seal affixed hereto by an officer duly authorized thereunto by its board of directors, on this 22nd day of October, 1991.



(If executed by a corporation, affix corporate seal.)

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Klamath

} ss.

This instrument was acknowledged before me on October 22, 1991, by

JEFFREY ARTHUR LUPINSKI

Charles Thurber
Notary Public for Oregon

(SEAL)

My commission expires: 5/2/94

STATE OF OREGON,

County of _____

} ss.

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon

My commission expires: _____

(SEAL)

General Power of Attorney

(FORM No. 853)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

JEFFREY ARTHUR LUPINSKI

TO

KATHRYN ANN LUPINSKI

AFTER RECORDING RETURN TO

KATHRYN ANN LUPINSKI

1003 Tamera Dr.
Klamath Falls, OR
97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$10.00

STATE OF OREGON,
County of Klamath

} ss.

I certify that the within instrument was received for record on the 23rd day of Oct., 1991, at 9:10 o'clock AM., and recorded in book/reel/volume No. M91 on page 22138 or as fee/file/instrument/microfilm/reception No. 36427, Record of Power of Attorney of said County.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk.
NAME TITLE
By Charles Thurber Deputy