

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

Reference is made to that Trust Deed wherein Robin K. Stromberg and Janine E. Stromberg, 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. M81, Page 8639, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Beginning at a point on the East-West quarter line which lies North 88°57' East a distance of 747.0 feet from the iron axle which marks the one-quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88°57' East a distance of 59.5 feet along the East-West quarter line; thence North 1°12' West parallel to the West Section line of said section 11, a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East-West quarter line a distance of 59.5 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning said tract being in the S1SW1NW1 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip 30 feet wide along the North side of this tract.

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:  
Installment due 5/25/91 in the amount of \$449.14 and a like amount each month thereafter together with late charges.

The sum owing on the obligation secured by the trust deed is:  
\$30,397.59 plus interest at the rate of 14.750% from April 25, 1991, 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 March 2, 19 92, 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.

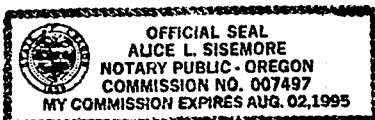
Dated: October 31, 19 91.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on October 31, 19 91 by William L. Sisemore,

Alice L. Sisemore Notary Public for Oregon — My Commission Expires Aug 2, 19 95

Certified to be a true copy:



William L. Sisemore  
Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on Oct. 31st, 19 91 at 3:43 o'clock P.m. and recorded in M91 page 22870 of mortgages.

Evelyn Biehn, Klamath County Clerk by Darlene Muelendore, Deputy  
Fee \$8.00

After recording return to:

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

91 OCT 31 PM 3 43

## Exhibit A

Government Lot 4 (N 1/2-NE 1/4-NW1/4) of Section 31, Township 35 S., R. 7 East of the Willamette Meridian, except the following :

That land beginning at the N.E. corner of said property running 100 feet in a N.W. direction and then running 50 feet in a southerly direction and then running 100 feet in an easterly direction and then returning to the point of beginning:

And that land beginning at a point from which the NW corner of Section 31, T. 35 S., R. 7 E., W.M., bears S 6 degrees 30' 30" E 7.5 feet N 51 degrees 05' 40" W 302.0 feet, N 84 degrees 15' 40" W 436.5 feet, and N 82 degrees 11' 20" W 1341.6 feet distant; thence S 6 degrees 30' 30" E 58.5 feet; thence N 80 degrees 02' 40" E 135 feet, more or less, to the Westerly bank of Williamson River; thence Northwesterly along the Westerly bank of Williamson River to a point which is N 6 degrees 30' 30" W 58.0 feet from the Southerly boundry of this parcel; thence S 80 degrees 02' 40" W 114 feet, more or less to the point of beginning and containing 0.16 acres more or less:

And that land beginning at a point on the West Boundry of Government Lot 4, Section 31, T. 35., R. 7 E., W. M. from the the northwest corner of said Section 31 bears N 82 degrees 11' 20" W 1341.6 feet distant; thence following an existing fence S 84 degrees 15' 40" E 436.5 feet to a point, S 51 degrees 05' 40" E 302.0 feet to a point, S 6 degrees 30' 30" E 50.5 feet to a point, and N 80 degrees 02' 40" E 135 feet, more or less to the Westerly bank of Williamson River; thence Southerly along the Westerly bank of Williamson River to the South boundry of said Government Lot of Section 31; thence Westerly along the South boundry of said Government Lot 4 to the Southwest corner thereof; thence northerly along the West boundry of said Government Lot 4 to the point of beginning; containing 6 acres, more or less:

And that land beginning at the Northwest corner of Government Lot 4, Section 31, T 35 S., R 7 E., W. M. from which the Northwest corner of said Section 31 bears S. 89 degrees 39' 50" W. 1329.2 feet distant; thence N. 89 degrees 39' 50" E. along the North boundry of said Government Lot 4, 498.3 feet to a point; thence S. 7 degrees 13' 10" E. 336.7 feet to a point; thence N. 51 degrees 05' 40" W. 136.5 feet to a point; thence N. 84 degrees 15' 40" W. 436.5 feet, more or less, to a point on the West boundry of said Government Lot 4; thence Northerly along the West boundry of said Lot 4, 201.7 feet to the point of beginning; being subject to all rights of way and/or easements apparent on the premises, containing 2.79 acres, more or less.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Crane & Foltyn the 31st day  
of Oct. A.D., 19 91 at 3:13 o'clock P.M., and duly recorded in Vol. M91  
of Deeds on Page 22868.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline S. Miller