

62600

93 JUN 7 AM 11 15
TRUSTEE'S NOTICE OF DEFAULT Vol. m93 Page 13034
AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein JAMES A. WOOD, JR., is Grantor;
MOUNTAIN TITLE COMPANY, INC., is Trustee; and
ROBERT WILLIAM ELLISON and HAZEL J. ELLISON, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M84, Page 911, KLAMATH County, Oregon,
 covering the following-described real property in KLAMATH County, Oregon:

A parcel of land in the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street, thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin, thence South 0 degrees 28' East 72.91 feet to an iron pin; thence South 89 degrees 10' West 129.42 feet to an iron pin, thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105.

WILLIAM L. SISEMORE has been appointed Successor Trustee
 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:
 Payment of \$127.20 due on February 20, 1993 and like amounts on the 20th day of each month thereafter; failure to pay the payments to Klamath First Federal Savings & Loan Assn. on prior Trust Deed in the amount of \$4,107.62; failure to pay real property taxes for the years 1990-1991, 1991-1992, and 1992-1993; and failure to pay fire insurance

The sum owing on the obligation secured by the trust deed is:

\$5,816.77 + interest at 9% per annum from January 30, 1993;

\$4,107.62 + interest at 9% per annum from May 13, 1993;

\$269.00 insurance

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 11, 1993, at 10:00 o'clock a.m.
 based on standard of time established by ORS 187.110 at 540 Main Street, Room 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 7, 19 93.

William L. Sisemore, Successor Trustee

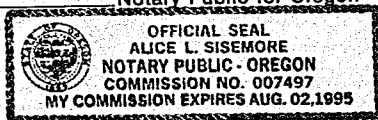
STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on June 7, 19 93 by William L. Sisemore

Alice L. Sisemore

Notary Public for Oregon — My Commission Expires: August 2, 19 95

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on June 7th, 19 93 at 11:15 o'clock A.m.
 and recorded in M93 page 13034 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorlene M. Sisemore, Deputy

After recording return to:

Fee \$10.00

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