

70298

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

Vol. M93 Page 28096

Reference is made to that Trust Deed wherein Bill P. Dickey and Merle A. Dickey, is Grantor;  
William L. Sisemore, is Trustee; and  
Klamath First Federal Savings & Loan Association, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M77, Page 20561 Mortgage Records of Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

That portion of the NW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 10, Township 39 South,  
 Range 10 East of the Willamette Meridian, more particularly  
 described as follows:

Beginning at the Southwest corner of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence North  
 0°08' West along the West line of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$  333.94 feet to  
 the true point of beginning; thence South 89°30'57" East 1292.43  
 feet to the East line of said NW $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence North 0°10'53"  
 West 230.24 feet; thence North 89°30'57" West 1291.16 feet; thence  
 South 0°08' West 230.23 feet to the point of beginning.

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:

Monthly payments of \$1,039 each, falling due on March 25, 1993 and on  
 the 25th day of each month thereafter.

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

\$37,269.70, with interest thereon at the rate of 11% per annum from  
 from September 1, 1993,

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 10, 19 94, at 9:00 o'clock a.m.  
 based on standard of time established by ORS 187.110 at 635 Main Street, 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 26, 19 93.

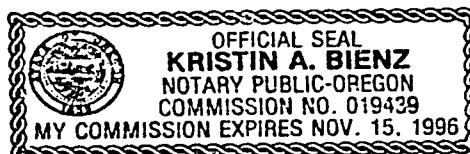
Donald R. Crane  
 Donald R. Crane

Successor  
 Trustee

STATE OF OREGON, County of Klamath ss  
 The foregoing was acknowledged before me on October 26, 19 93 by Donald R. Crane

Kristin A. Bienz Notary Public for Oregon — My Commission Expires: 11/15, 19 96

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
 Filed for record on Oct. 26th, 19 93 at 11:12 o'clock A.m.  
 and recorded in Vol. M93 page 28096 of mortgages.

Evelyn Biehn, Klamath County Clerk by Caroline Muehlendore, Deputy

After recording return to: Fee \$10.00

Donald R. Crane  
 635 Main Street  
 Klamath Falls, OR 97601