

70378

10-27-93A11:54 RCVD

Vol. M93 Page 28265

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

Reference is made to that Trust Deed wherein CHARLES G. GRAHAM and DANA C. GRAHAM, husband and wife, is Grantor; MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY is Trustee; and ANNE PARKER is Beneficiary, recorded in Official/Microfilm Records, Vol. M90, Page 16571, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The West half of all of the following described property: The East 33 1/3 feet of Lot 414 and the West 30 feet of Lot 413, Block 101, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 a point of the South line of Orchard Avenue, 16 2/3 feet East of the Northwest corner of said Lot 414 and running thence East along said line of Orchard Avenue a distance of 31 2/3 feet; thence South parallel to the East line of said Lot 414 a distance of 120 feet; thence West along the South line of said Lot 414, a distance of 31 2/3 feet; thence North parallel to the East line of said Lot a distance of 120 feet to the point of beginning.

The Beneficiaries interest was assigned to Henry J. Caldwell and Deborah L. Caldwell by instrument recorded in Vol. M92, Page 1145.

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: June 17, 1993 installment in the amount of \$183.00 and a like installment due each and every month thereafter.

The sum owing on the obligation secured by the trust deed is: \$15,390.04 plus interest at the rate of 10% per annum from May 13, 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 7, 1994, at 10 o'clock a.m., based on standard of time established by ORS 187.110 at 540 Main Street, Suite 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 27, 1993.

William L. Sisemore Successor Trustee

STATE OF OREGON, County of Klamath, ss:

The foregoing was acknowledged by me on October 27, 1993, by William L. Sisemore.

Michele Dixon Notary Public for Oregon-My Commission
Expires: 09/22/97



Certified to be a true copy:

Attorney for Successor Trustee

STATE OF OREGON, County of Klamath, ss
Filed for record on Oct. 27th, 1993 at 11:54 o'clock A m. and recorded in
Vol. M93 page 28265 of mortgages.

Evelyn Biehn, Klamath County Clerk by Audine Mullendare, Deputy.

After recording, return to:
William L. Sisemore
540 Main St., #301
Klamath Falls, OR 97601

Fee \$10.00

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RECORDING REQUESTED BY:
Richard S. Paul
A Professional Law Corporation
70379

STATE OF OREGON, Vol. 93 Page 28266
County of Klamath ss.

Filed for record at request of:

WHEN RECORDED MAIL TO:
John H. Carlson Family Trust
3463 Live Oak Street
Huntington Park, CA 90255

John Carlson
on this 27th day of Oct. A.D., 1993
at 11:54 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 28266
Evelyn Biehn County Clerk
By D. Davanzo Deputy.

Fee, \$30.00

MAIL TAX STATEMENTS TO:
Same Address as above.

The undersigned grantors declare:
Documentary transfer tax is Nil.
This is a transfer to a grantor
revocable trust. No consideration
was involved.

QUITCLAIM DEED

APN

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
John H. Carlson and Edna M. Carlson hereby REMISE, RELEASE and FOREVER
QUITCLAIM to John H. Carlson and Edna M. Carlson, as co-trustees of the John
H. Carlson Revocable Family Trust, dated 6-17, 1993, all of their
interest in the following described real property located in the County of
Klamath, State of Oregon:

River Park, Block 1, Lots 19 and 20
R-3307-035GC-01100-000

Dated: 6-17, 1993

John H. Carlson
John H. Carlson

Dated: 6-17, 1993

Edna M. Carlson
Edna M. Carlson

STATE OF CALIFORNIA

COUNTY OF ORANGE

) ss.

On this 6-17, 1993, before me Gerald D. Davanzo, personally known to
personally appeared John H. Carlson and Edna M. Carlson, to be the persons
me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument, and acknowledged to me
that they executed the same in their authorized capacities, and that by their
signatures on the instrument the persons, or the entity upon behalf of which
the persons acted, executed the instrument.

Gerald Davanzo
Comm. #978012
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
Comm. Expires Nov. 15, 1998

(SEAL)

Gerald Davanzo
NOTARY PUBLIC