

73587

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

Reference is made to that Trust Deed wherein Milton Y. Araki, Lucille P. Araki and Travis H. Araki, is Grantor;
KLAMATH COUNTY TITLE COMPANY, is Trustee; and
Beverly J. Walters and Terry A. Walters, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M91, Page 17062 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 16 in Block 1 of Stewart Addition, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

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 payment due 2/15/93 in the amount of \$300.00; March 15, 1993 - \$300.00; July 15, 1993 -
 \$300.00; failure to pay full payment due May 15, 1993, June 15, 1993, July 15, 1993,
 September 15, 1993, October 15, 1993, November 15, 1993 and December 15, 1993. Real property
 taxes for the year 1992-93 in the amount of \$337.43 & real property taxes for the year 1993-94

The sum owing on the obligation secured by the trust deed is: \$17,521.03 plus interest at the rate of
 10% per annua from November 5, 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 May 6, 1994, at 10 o'clock A.m.
 held on standard of time established by ORS 107.110 at 540 Main Street, #301, Klamath Falls,
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: December 27, 1993

William L. Sisemore, Trustee
William L. Sisemore, Successor Trustee

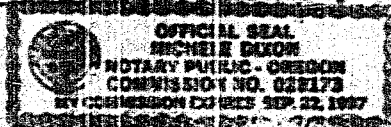
STATE OF OREGON, County of Klamath

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

Michelle Dixon

Notary Public for Oregon — My Commission Expires: 9/22, 1997

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath
 Filed for record on Dec. 29, 1993 at 11:30 o'clock A.m.
 and recorded in M93, page 35080, of mortgage.

Evelyn Biehn, Klamath County Clerk by Orville Mullendore, Deputy

After recording return to:

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

Fee \$10.00