

81225

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

Vol 94 Page 15678

Reference is made to that Trust Deed wherein MICHAEL HITES, a single man

KLAMATH COUNTY TITLE COMPANY, is Grantor;
Edward C. Dore, Jeanne M. Dore and Rose J. Young, is Trustee; and
recorded in Official/Microfilm Records, Vol. M81, Page 6605, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

Lots 7 and 8 in Block 5 Mountain Lakes Homesites Tract No. 1017, 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: Installment of
 \$189.05 due Oct. 1987, and a like amount each month thereafter; plus real property taxes advanced
 in the amount of \$672.95, plus interest thereon; plus real property taxes for 1990-91-\$145.28;
 1991-92-192.12; 1992-93-142.36; 1993-94-128.58, plus interest thereon on acct#3606-16C-700; plus
 real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58 on acct
 #3606-16C-6900, plus interest thereon.

The sum owing on the obligation secured by the trust deed is: \$11,476.52 plus interest at the rate of 12%
 per annum from 9/15/87; plus real property taxes advanced in the amt. of \$672.95, plus interest
 thereon; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58,
 plus int. thereon on acct# 3606-16C-7000; plus 1990-91-145.28; 1991-92-192.12; 1992-93-142.36;
 1993-94-128.58, on acct# 3606-16C-6900, plus interest thereon.
 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 September 15, 19 94, at 11:45 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: May 18, 19 94.

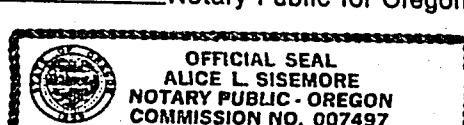
William L. Sisemore, Trustee
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 18, 1994 by William L. Sisemore, ss

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on May 18th, 19 94 at 11:03 o'clock A.m.
 and recorded in M93 page 15678 of mortgages.

Evelyn Biehn Klamath County Clerk by Darlene Mullendor, Deputy

After recording return to: \$10.00

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



WARRANTY DEED

ASPEN TITLE NO. #01041730
 AFTER RECORDING RETURN TO:
 GARTH L. DIEDERICH
165 5th Avenue
GOLD HILL, OR 97525

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

DONALD A. IVEY and LOUISE M. IVEY, husband and wife, with full
 rights of survivorship, hereinafter called GRANTOR(S), convey(s)
 to GARTH L. DIEDERICH, hereinafter called GRANTEE(S), all that
 real property situated in the County of Klamath, State of
 Oregon, described as:

Lot 4, Block 4, Tract No. 1091, LYNNEWOOD, in the County of
 Klamath, State of Oregon.

CODE 1 MAP 3808-25DD TAX LOT 8500

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$18,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 8th day of May, 1994.

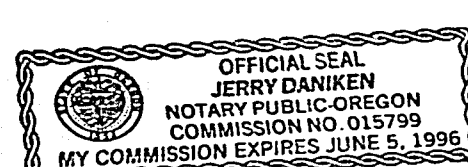
Donald A. Ivey
 DONALD A. IVEY

Louise M. Ivey
 LOUISE M. IVEY

STATE OF OREGON)
 County of Curry) ss.

The foregoing instrument was acknowledged before me this 10
 day of May, 1994, by DONALD A. IVEY and LOUISE M. IVEY.

Before me: [Signature]
 Notary Public for Oregon
 My Commission Expires: 6-5-96



Aspen Title Co.

WACAP 15679

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 18th day
of May A.D., 19 94 at 11:08 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 15679.

FEE \$35.00

Evelyn Biehn County Clerk
By Janice Mulendore

