

86923

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

Reference is made to that Trust Deed wherein Scott C. Herrera and Diane M. Herrera

Mountain Title Company, Klamath County, is Grantor;
Norma L. Mac Millan, is Trustee; and
recorded in Official/Microfilm Records Vol. 991, Page 24710 Klamath, is Beneficiary,
covering the following-described real property in Klamath County, Oregon:

Lots 2 and 3 in Block 24 of NORTH KLAMATH FALLS, 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:
the 1993 - 1994 real property taxes \$697.57

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

\$18,969.88 plus interest from 8-5-94

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 January 5, 1995, 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 86.733 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: August 26, 1994.

William L. Sisemore Successor, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 26, 1994 by William L. Sisemore

Michelle Marie Pridemore

Notary Public for Oregon -- My Commission Expires: 12-23, 1994

Certified to be a true copy:



OFFICIAL SEAL
MICHELLE MARIE PRIDEMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 003673
COMMISSION EXPIRES DEC. 23, 1994

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on Aug. 26, 1994 at 1:51 o'clock P.m.
and recorded in 994 page 26782 of mortgages.

Evelyn Biehn, Klamath County Clerk by Deanne M. Mendenhall, Deputy

After recording return to:

Fee: \$10.00

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