

87041

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

Reference is made to that Trust Deed wherein Michael D. Pearson & Denelda Pearson, husband & wife, is Grantor;  
William L. Sisemore, is Trustee; and  
Klamath First Federal Savings and Loan Association, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol M92, Page 056 Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

Lots 2 and 15, Block 4, RIVERVIEW SECOND 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.

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  
 make payment due on March 1, 1994 in the amount of \$308.00 & a like payment on the 1st day of  
 each month thereafter & failure to provide fire insurance

The sum owing on the obligation secured by the trust deed is: \$33,896.19 + interest from 2/1/94 at the rate  
 of 8.5% per annum + fire insurance in the amount of \$704.00 + late charges

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.

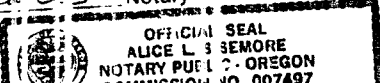
The property will be sold as provided by law on January 9, 19 95, at 10:00 o'clock A.m.  
 based on standard of time established by ORS 187.100 at 540 Main St., #301  
Klamath Falls Klamath County, Oregon.

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: August 29, 19 94

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath  
 The foregoing was acknowledged before me on August 29, 19 94 by William L. Sisemore

William L. Sisemore, Notary Public for Oregon — My Commission Expires: August 2, 19 95  
 Certified to be a true copy:  Attorney for Trustee

STATE OF OREGON, County of Klamath  
 Filed for record on August 29, 19 94 at 3:43 o'clock P.m.  
 and recorded in M94 page 27051 of mortgages.

Evelyn Biehn, Klamath County Clerk by William L. Sisemore, Deputy

After recording return to:

Fee \$10.00

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