

87190

03-31-94P01:30 RCVD

Vol. m 94 Page 27309**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein GORDON C. BURTON and LILLIAN MICHELLE BURTON, as tenants by the entirety, MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, is Grantor; EDWARD E. HICKS-BEACH and BETTY MAY HICKS-BEACH, or the survivor thereof, is Trustee; and recorded in Official/Microfilm Records, Vol. M93, Page 13044, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 13 and 14 in Block 2 of LEROX 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 make payments due on July 7, 1994 and August 7, 1994 in the amount of \$320.42 each

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

\$7,123.23 plus interest from July 5, 1994

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 10:30 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 86.75 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 31, 19 94.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 31, 19 94 by William L. Sisemore

Michelle Marie Prodemore Notary Public for Oregon — My Commission Expires: 2-23, 19 94

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on Aug. 31st, 19 94 at 1:30 o'clock P.m. and recorded in M94 page 27309 of mortgages.

Klamath County Clerk by Pauline M. Sisemore, Deputy

After recording return to:

WILLIAM L. SISEMORE Fee \$10.10
Attorney at Law
540 Main Street
Klamath Falls, OR 97601