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09-27-94A11:29 RCVD
**TRUSTEE'S NOTICE OF DEFAULT
 AND ELECTION TO SELL AND OF SALE**

Vol M94 Page 30302

Reference is made to that Trust Deed wherein David M. Miller and Sheila R. Miller, husband & wife

William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
 recorded in Official/Microfilm Records, Vol. M87, Page 11146, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:
 A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 27, Township 35 South,
 Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly
 described as follows:

Beginning at a 1/2 inch iron pipe on the section line common to Sections 27 and 28 from which
 the Section corner common to Sections 21, 22, 27 and 28 bears North 00°38'00" West, 1102.20
 feet; thence North 00°38'00" West, 330.00 feet along said Section line to a 1/2 inch rebar;
 thence South 89°56'51" East, 329.60 feet to a 1/2 inch rebar; thence South 00°39'49" East,
 330.00 feet to a 1/2 inch rebar; thence North 89°56'51" West, 320.77 feet to the point
 of beginning.

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
 due April 25, 1994, in the amount of \$622.00, a like installment on the 25th day of each
 and every month thereafter.

The sum owing on the obligation secured by the trust deed is: \$55,806.77 plus interest at the rate of
 9.250% from March 1, 1994, plus 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 February 9, 19 95, at 10:00 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: September 27, 19 94.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

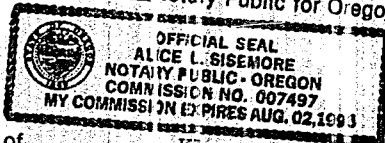
The foregoing was acknowledged before me on September 27, 19 94 by William L. Sisemore ss

Alice 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 September 27th, 19 94 at 11:29 o'clock A.m.
 and recorded in M94 page 30302 of mortgages. ss

Evelyn Biehn, Klamath County Clerk by Queline Mickelson, Deputy

After recording return to: Fee \$10.00

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