

92179

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

Reference is made to that Trust Deed wherein Jimmy M. Lewis and Helen M. Lewis, husband & wife, is Grantor;  
Mountain Title Company of Klamath County, is Trustee; and  
\*\*Thomas H. Tucker and Linda L. Tucker, husband & wife, is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M86, Page 18034 Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

\*\*The beneficial interest under said Trust Deed was assigned by instrument recorded January 15, 1992, Volume M92, Page 908, Microfilm Records of Klamath County, Oregon, from Thomas H. Tucker and Linda L. Tucker to Henry J. Caldwell, Jr. & Deborah L. Caldwell.

Lot 12, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, 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 the payment of \$179.90 due on 8/3/94 & a like sum on the 3rd day of each month thereafter & failure to pay the sums due on the first deed of trust at Klamath First Federal Savings & Loan Association in the amount of \$502.00 for the months of August 25, 1994, September 25, 1994, October 25, 1994, and November 25, 1994.

The sum owing on the obligation secured by the trust deed is: \$4,458.42 + interest together with the sum of \$1,943.78 paid to Klamath First Federal Savings & Loan Association on December 7, 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 April 18, 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: December 7, 19 94

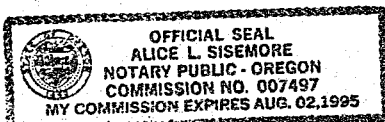
William L. Sisemore  
 William L. Sisemore, Successor Trustee  
Klamath ss

STATE OF OREGON, County of \_\_\_\_\_

The foregoing was acknowledged before me on December 7, 19 94 by \_\_\_\_\_  
William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: 8/2, 19 95

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
 Filed for record on December 7th, 19 94 at 3:03 o'clock P.m.  
 and recorded in M94 page 37253 of mortgages.

Evelyn Biehn Klamath County Clerk by Dorlene Mullendore, Deputy

After recording return to:

Fee \$10.00

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