

After Recording Return to:  
William M. Ganong  
635 Main Street  
Klamath Falls OR 97601

#### NOTICE OF DEFAULT AND ELECTION TO SELL

Pursuant to ORS 86.705-795, the undersigned Trustee and the Beneficiary have elected to foreclose the following described Trust Deed in the manner provided by said statute.

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

- A. Grantor: Orin Gordon Kirk, a single man
- B. Trustee: Mountain Title Company of Klamath County
- C. Beneficiary: Ernest R. Sessom and Doris C. Sessom, Trustee of the Ernest R. Sessom Trust Agreement dated March 30, 1992 and Doris C. Sessom and Ernest R. Sessom, Trustee of the Doris C. Sessom Trust Agreement dated March 30, 1992.

2. The legal description of the property covered by the subject Trust Deed is:

The Northerly 40 feet of the S $\frac{1}{2}$  S $\frac{1}{2}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  lying Easterly of the Easterly right of way line of Highway 62, in Section 30, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The S $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 30, Township 34 South, Range 7 East of the Willamette Meridian in the County of Klamath, State of Oregon.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M93 Page: 23212 Date Recorded: September 10, 1993

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly instalments of \$300 per month for the months of March through December, 1994; and for Grantor's failure to pay 1993-94 and 1994-95 taxes before they became past due.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$24,000.00 plus interest thereon at the rate of 15.00% per annum from February 7, 1994, until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 1st day of June, 1995, at the front steps of 635 Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

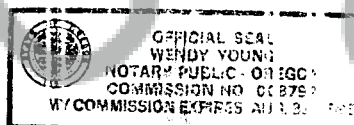
In construing this instrument, the masculine gender includes the feminine and the neuter; the singular includes the plural; the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 3<sup>rd</sup> day of January, 1995.

William M. Ganong  
William M. Ganong

STATE OF OREGON )  
 ) ss  
County of Klamath )

Personally appeared this 3<sup>rd</sup> day of January, 1995, the above named William M. Ganong, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Wendy Young  
Notary Public for Oregon  
My commission expires: 8-31-95

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 4th day of Jan A.D., 19 95 at 11:35 o'clock A.M., and duly recorded in Vol. M95 of Mortgages on Page 192.

FEE \$15.00

Bernetha G. Letsch County Clerk

By Doreene Y. Nellendore