

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

Reference is made to that Trust Deed wherein O. JUSTIN OHNEMUS

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, is Grantor;  
RAY MARTIN & ROSE MARTIN, or the survivor thereof, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M94, Page 27096, Klamath, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon.

Government Lot 4 of Section 8, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion described in instrument recorded October 12, 1981 in Volume M81, page 17914, Microfilm Records of Klamath County, Oregon, to-wit: The NE1/4 SW1/4 SW1/4 of Section 8, Township 36 South, Range 13 East of the Willamette Meridian, 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:

The sum of \$72.69 due on October 15, 1993 and on the 15th day of each month thereafter and has failed to pay the real property taxes due on the property for the year 1994-1995 in the amount of \$105.13 plus interest

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

\$5,470.83 plus interest from September 15, 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 May 22, 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: January 13, 19 95.

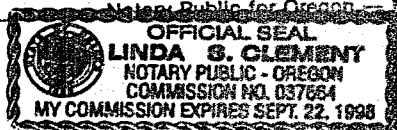
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on January 13, 19 95 by

**\*\*William L. Sisemore\*\***

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
 Filed for record on January 13, 19 95 at 3:01 o'clock P.m.  
 and recorded in M95 page 1006 of mortgages.

Bernetha G. Letsch, Klamath County Clerk by Candace Mueller, Deputy

After recording return to:

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