

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

Reference is made to that Trust Deed wherein Sherry A. Jackson

Mountain Title Company of Klamath County, is Grantor;  
Henry J. Caldwell, Jr. and Deborah L. Caldwell, husband and wife, is Trustee; and  
 recorded in Official/Microfilm Records, Vol. M92, Page 30741, Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

The East 120 feet of Lot 7 of HOMELAND TRACTS NO. 2, 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 pay \$150.36 of the payment due Sept. 28, 1994, & failure to pay \$291.36 due Oct. 28, 1994 & each month thereafter; failure to pay \$354.00 to Joy Fair on Oct. 1, 1994 & a like amount due each month thereafter; failure to pay real property taxes for 1994-95 in the amount of \$743.29.

The sum owing on the obligation secured by the trust deed is: \$9,779.81 w/interest from April 14, 1995.

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 September 18th, 1995, at 10:15 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: May 15, 1995.

William L. Sisemore Successor Trustee

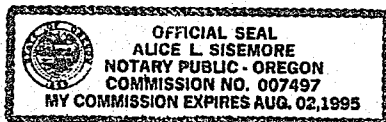
STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on May 15, 1995 by

William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on May, 1995 at 2:41 o'clock P.m.  
 and recorded in M95 page 12547 of mortgages.

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

After recording return to:

Fees: \$10.00

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