

**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**Reference is made to that Trust Deed wherein Sherman G. Sunitsch

William L. Sisemore, is Grantor;  
Klamath First Federal Savings and Loan Association, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M84, Page 12959, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

A tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the East bank of Agency Lake, said point also being West a distance of 972.0 feet and N. 0°14' E. a distance of 80.00 feet from the Southeast corner of Lot 16; thence East 315.0 feet; thence S. 0°14' W. 80.0 feet; thence West, 288.0 feet along the South line of said Lot 16 to the East bank of Agency Lake; thence Northerly to 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:  
Failure to make the payment due on January 15, 1995 in the amount of \$441.00 and a like payment due on the 15th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$28,505.07 together with interest at the rate of 9.25% from December 1, 1994, together with late charges in the amount of \$73.56.

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 November 13th, 19 95, at 10:00 o'clock a.m.  
based on standard of time established by ORS 187.110 at 540 Main Street, Room #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: June 30, 19 95.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on June 30, 19 95 by William L. Sisemore

Michelle M. Pridemore Notary Public for Oregon — My Commission Expires: 12-23, 19 98

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on June 30, 19 95 at 3:26 o'clock P..m.  
and recorded in M95 page 17151 of mortgages.

Bernetha G. Letsch

County Clerk by Annette Mueller, Deputy

After recording return to: Fee \$10.00

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