

4251

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**Reference is made to that Trust Deed wherein Dennis Ray Mower and Pamala Ann Mower

William L. Sisemore, is Grantor;
Klamath First Federal Savings and Loan Association, is Trustee; and
 recorded in Official/Microfilm Records, Vol. M84, Page 4689, Klamath, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

Lot 3, Block 2, FAIRVIEW ADDITION to the City of Klamath Falls, 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:

Installment due on February 1, 1995, in the amount of \$196.00 and a like installment each
 month thereafter, plus interest at the rate of 9.25% from January 1, 1995, plus late
 charges.

The sum owing on the obligation secured by the trust deed is: \$13,647.39 plus interest.

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 December 19, 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: August 9th, 19 95.

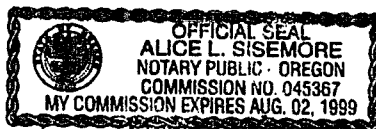
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss "

The foregoing was acknowledged before me on August 9th, 19 95 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 19 99

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on August 9th, 19 95 at 1:22 o'clock P.m.
 and recorded in M95 page 21169 of mortgages.

Bernetha G. Letsch Klamath County Clerk by Danette Muelken, Deputy

After recording return to:

Fee \$10.00

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