

8053

Vol. M95 Page 28940

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

Reference is made to that Trust Deed wherein Denise J. Rogers

Mountain Title Company of Klamath County, is Grantor;
David E. Kampfen and Clara L. Kampfen, or the survivor thereof, is Trustee; and
recorded in Official/Microfilm Records, Vol. M92, Page 10099, Klamath, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

PARCEL 1: The West 40 feet of Lot 2 in Block 23, ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property. EXCEPTING THEREFROM the North 40 feet of the West 30 feet of Lot 2 in block 23, Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

PARCEL 2: The North 40 feet of the West 30 feet of Lot 2 in Block 23, Original Town of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property.

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: Monthly installment of \$230.03 due on 2/1/94, & a like payment on the 1st day of each month thereafter. Failure to pay real property taxes for the years 1989-90; 1990-91; 1991-92; 1992-93; 1993-94; 1994-95; This foreclosure is to remove the interest of the Internal Revenue Service which was not foreclosed by the prior proceeding under the Trustee's Notice of Default and Election to Sell and of Sale which was recorded in M95, page 6672. The sum owing on the obligation secured by the trust deed is:

\$21,928.66 together with interest at the of 10% per annum from January 12, 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 February 26, 1996, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at 540 Main Street, #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.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: October 24, 19 95.

William L. Sisemore

Successor Trustee

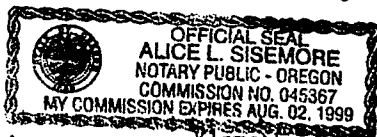
STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on October 24, 19 95 by William L. Sisemore

Alice L. Sisemore

Notary Public for Oregon — My Commission Expires Aug 2, 1999

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on October 24th, 19 95 at 10:36 o'clock A.m. and recorded in M95 page 28940 of mortgages.

Bernetha G. Letsch Co Clerk

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

After recording return to: Fees: \$10.00

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