

# 95 DEC 13 P2:3 **TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein Terry L. Hager and Dessa L. Hager, husband and wife, is Grantor; Klamath County Title Company, is Trustee; and Donald T. Lawless and Lewis E. Lawless, is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, Page 24891, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Parcel 1: Lots 1, 8, 9, 16, 17, 24, 25, and 32, in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2: The E1/2E1/2 of Section 21, Township 36 South, Range 12, East of the Willamette Meridian, in the County of Klamath, State of 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 principal balance of \$110,000.00 plus accrued interest on October 23, 1995;

The sum owing on the obligation secured by the trust deed is: \$120,745.85 plus interest at the rate of 15% per annum from November 21, 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 April 22, 19 96, 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.

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

Dated: December 13th, 19 95.

William L. Sisemore Successor, Trustee  
William L. Sisemore

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on December 13th, 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:



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Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on Dec. 13, 19 95 at 2:32 o'clock P.m.  
and recorded in M95 page 33993 of mortgages.

Bernetha G. Letsch, Klamath County Clerk by Cathy Russell, Deputy

After recording return to:

Fee \$10.00

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