

16423

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

Vol. m96 Page 10442

Reference is made to that Trust Deed wherein DONALD L. SIMMONS and CARRIE J. SIMMONS,
Husband and Wife _____, is Grantor;
Mountain Title Company of Klamath County _____, is Trustee; and
ROY E. MC CORD and PEARL Z. MC CORD, or the survivor thereof _____, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M94, Page 30343, _____ Klamath _____ County, Oregon,
covering the following-described real property in _____ Klamath _____ County, Oregon:

The Easterly 70 feet of said Lot 4, Block 2, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 4, in Block 2, PLEASANT VIEW TRACTS, as designated on the official plat thereof on file in the office of County Clerk of Klamath County, Oregon running thence Southerly 140 feet to the Southeast corner of said Lot 4, Block 2; thence Westerly 70 feet along the Southerly line of said Lot 4, Block 2; thence Northerly 140 feet parallel to the Easterly boundary of said Lot 4, Block 2; thence Easterly 70 feet to the 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: 7/27/95 installment of \$309.35; 9/27/95 installment of 309.35; 12/27/95 installment of 309.35; 3/27/96 installment of \$309.35. Failure to pay real property taxes.

The sum owing on the obligation secured by the trust deed is: \$29,881.10 plus interest at the rate of 9% per annum from 2/9/96;

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 88.705 to 88.795.

The property will be sold as provided by law on August 26, 19 96, 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 88.753 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: April 15, 19 96.

William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 15, 19 96 by _____
William L. Sisemore,

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

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on April 15, 19 96 at 1:24 o'clock P.m.
and recorded in M96 page 10442 of mortgages.

Bernetha G. Letach, Klamath County Clerk by Cheryl Russell, Deputy

Fee \$10.00

After recording return to:

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

96 APR 15 P 1:24