

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
AND

TRUSTEE'S NOTICE OF SALE

21610

Vol. m96 Page 21489

Reference is made to that Trust Deed wherein Hector Caldwell, also known as Hester Caldwell and Dorthy Caldwell, also known as Dorothy Caldwell, are grantors; Mountain Title Company, is Trustee; and Eric H. Spiess and Meladee Dodds, dba MSE Enterprises, is Beneficiary, recorded in Official/Microfilm Records, Vol. M93, page 30355, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 6, Block 2 of Tract 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3909-014DA-01700 - Key No. 574934 - Code No. 218

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 of \$200.00 due 12/01/95 & monthly thereafter and real property taxes for the year 1994-95 in the amount of \$289.54; real property taxes for the year 1995-96 in the amount of \$281.88;

The sum owing on the obligation secured by the trust deed is: \$15,341.20 + interest at the rate of 7% per annum from 12/01/95

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 26, 1996 at 10:15 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.

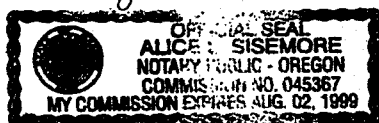
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: July 18, 1996.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on July 18, 1996, by William L. Sisemore.

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires 08/02/99



Certified to be a true copy:

\_\_\_\_\_  
Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on July 18th 1996, at 1:52 o'clock Pm. and recorded in M96 page 21489 or as file/reel/document/instrument number 21610 of mortgages.

Bernetha G Letsch, Klamath County Clerk, by

Deputy

After recording, return to:  
William L. Sisemore  
Attorney at Law  
540 Main Street, #301  
Klamath Falls, OR 97601

Fee \$10.00