

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

22155

Vol. m96 Page 22756

Reference is made to that Trust Deed wherein Sherman George Sunitsch, is grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M-84, page 12959, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A Tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin on the East bank of Agency Lake, said point also being West a distance of 972.0 feet and N. 0°14'E. a distance of 80.00 feet from the Southeast corner of Lot 16; thence East 315.0 feet; thence S. 0°14'W. 80.0 feet; thence West, 288.0 feet along the South line of said Lot 16 to the East bank of Agency Lake; thence Northerly 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: Installment of \$430.00 for 2/15/96 and a like installment due each month thereafter together with late charges of \$110.34.

The sum owing on the obligation secured by the trust deed is: \$26,115.82 + interest at the rate of 9.25% per annum from June 15, 1996 plus late charges,

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 5, 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: July 26, 1996.

William L. Sisemore
William L. Sisemore Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on July 26, 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, 1996, at 9:00 o'clock A m. and recorded in M96, page 22756 or as file/reel/document/instrument number 22155 of mortgages.

Bernetha G Letsch, Klamath County Clerk, by Christy Russell Deputy

After recording, return to:

William L. Sisemore
Attorney at Law
540 Main Street, #301
Klamath Falls, OR 97601

Fee \$10.00