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

Vol. m96 Page 10442
Vol. m96 Page 26348

Reference is made to that Trust Deed wherein DONALD L. SIMMONS and CARRIE J. SIMMONS, is Grantor;
Husband and Wife is Trustee; and
Mountain Title Company of Klamath County is Beneficiary;
ROY E. MC CORD and PEARL Z. MC CORD, or the survivor thereof County, Oregon,
recorded in Official/Microfilm Records, Vol. M94, Page 30343, Klamath
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 88.785.

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.

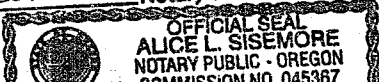
Interested persons are notified of the right under ORS 88.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by 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 13, 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. Letsch, Klamath County Clerk by Curry Russell, Deputy

After recording return to:

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



INDEXED
D. V. I.

NOTICE OF SUBSTITUTE SERVICE

TO: LORAN FELSINGER

You are hereby notified that you have been served with:

☐ Summons and Complaint in Case entitled:

☒ Trustee's Notice of Default and Election to Sell and of Sale of that Trust deed wherein Donald L. Simmons and Carrie J. Simmons, Husband and Wife is grantor, to Mountain Title Company of Klamath County, Trustee, and Roy E. McCord and Pearl Z. McCord, or the survivor thereof is beneficiary, recorded in the Mortgage Records of Klamath County, Oregon, Vol. M96, page or document no. 10442, certified copy of which is attached hereto.

By Substitute Service on Mary Johnson, a person over the age of 14 years of age who resides at your place of abode on April 15, 1996, at 5:15 o'clock, p.m. at 4414 Cottage Avenue, Klamath Falls, Oregon 97603.

William L. Sisemore
Attorney for Plaintiff(s)/Trustee

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for Plaintiff(s)/Trustee; I served a copy of the Trustee's Notice of Default and Election to Sell and of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to:

Loran Felsinger
4414 Cottage Avenue
Klamath Falls, Oregon 97603

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on April 22, 1996.

William L. Sisemore
William L. Sisemore
Attorney for Plaintiff(s)/Trustee

Subscribed and Sworn to before me this 22 day of April, 1996.

Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/22/99



JEFFERSON STATE ADJUSTERS
PROOF OF SERVICE

26350

STATE OF OREGON
COUNTY OF KLAMATH

TRUSTEE'S NOTICE OF DEFAULT

I hereby certify that I made service of the forgoing AND ELECTION TO SELL AND OF SALE
upon the within named respondent, by delivering or leaving a true copy of the said
TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE as follows:

PERSONAL SERVICE

On APRIL 15, 1996 at 5:15 o'clock, P M., I delivered an original or
true copy of the TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE to MARY JOHNSON
in person, at 4414 COTTAGE AVE KLAMATH FALLS OR.

SUBSTITUTE SERVICE*

On APRIL 15, 1996 at 5:15 o'clock, P M., I served TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE on Defendant LORAN FERSINGER by delivering an original or true copy to
MARY JOHNSON a person over the age of 14 years residing
in said party's house or usual place of abode at 4414 COTTAGE AVE KLAMATH FALLS OR.

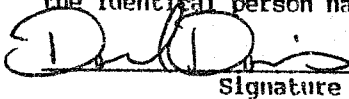
OFFICE SERVICE*

On _____, 19__ at ___ o'clock., ___ M., I left an original or
true copy of the _____ with _____
the person apparently in charge of the business office maintained by _____
at _____.

NON FOUND

I certify that I received the within document for service on _____,
and after due and diligent search and inquiry I have been unable to locate the within
named _____ in Klamath County.

I further certify that I am a competent person 18 years of age or older and a
resident of the state of service or State of Oregon, and that I am not a party to
nor an employee of, nor attorney for any party; that the person served by me is
the identical person named in the cause.


Signature

Court Case Number

APRIL 15, 1996
Date

*Where substituted or office service is used, the petitioner as soon as
reasonably possible, shall cause to be mailed a true copy of the _____
to the respondent at the respondent's dwelling house or usual place of abode,
together with a statement of the time and date at which such service was made.

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

TRUSTEE'S NOTICE

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4 insertions) in the following issues:

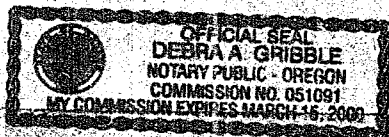
MAY 6/13, 1996

Total Cost: \$379.20

Subscribed and sworn before me this 13TH
day of MAY 19 96

Notary Public of Oregon

My commission expires March 15 2000



TRUSTED TO SELL
OF REAL ESTATE
AND EQUITABLE
SELL AND OF SALE.

Reference is made to that Trust Agreement between DONALD L. SIMMONS and KATHLEEN SIMMONS, husband and wife, hereinafter called "MOUNTAIN KITTLE COMPANY OF KLAMATH COUNTY," Trustees; and ROY E. McCORD and FREDERICK A. McCORD, on the one hand, and the survivor of them, hereinafter referred to as "the Official Assignee," on the other, recorded in the County Records at Klamath County, Oregon, Page 39243, Klamath County, Oregon, concerning the following described real property in Klamath County, Oregon:

The Eastern half of 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 Northeast 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 70 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
7/27/96 - installment of \$309.35
1/27/97 - installment of \$309.35
1/27/98 - installment of \$309.35
1/27/99 - installment of \$309.35

Interest on the above principal sum at the rate of 2% per annum plus 1/2% 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 86.720 to 86.725.

The property will be sold as provided by law on August 28th, 1996, at 10:00 o'clock a.m., based on standard of time established by ORS 162.110 at 540 Main Street, Room 500, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.723 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 of the property.

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

Dated: April 13, 1996.
s/William L. Sisemore,
Successor Trustee.
#8251 April 22, 29, 1996
May 1, 13, 1996

STATE OF OREGON)
) SS
 County of Klamath)

I, William L. Sisemore, being first duly sworn, depose and say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME AND ADDRESS

Donald L. Simmons
 P.O. Box 7
 Beatty, Oregon 97621

Carrie J. Simmons
 P.O. Box 7
 Beatty, Oregon 97621

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

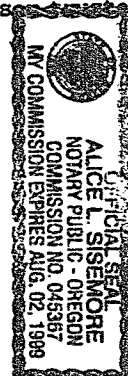
Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon full prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April, 1996. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a property form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore
 William L. Sisemore

Subscribed and sworn to before me on April 15, 1996.

Alice L. Sisemore
 Notary Public for Oregon
 My Commission Expires: 8/2/99



STATE OF OREGON)
) SS
 County of Klamath)

I certify that the within instrument was received for record on the 26th day of August, 1996, at 2:54 o'clock PM, and recorded in book/real/volume No. M96 on page 26348 or as fee/file/instrument/microfilm/reception No. 23813, Record of Mortgages of said County.

Witness my hand and seal of County affixed. Bernetha G Letsch, County Clerk

After recording, return to:

BY

Cheryl Russell
 Deputy

WILLIAM L. SISEMORE

Attorney at Law

540 Main Street
Klamath Falls, OR 97601

Fee \$30.00