

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
AND

24173

TRUSTEE'S NOTICE OF SALE

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Reference is made to that Trust Deed wherein Edward W. Dillon Jr. and Karen Dillon, husband and wife, are grantors; Klamath County Title Company, is Trustee; and Robert D. Anderson and Laura E. Anderson, husband and wife, are Beneficiaries, recorded in Official/Microfilm Records, Vol. M92, page 9577, or as file/reel/document/instrument number 44401, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 23 in Block 30 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. LESS that portion described as follows: Beginning at the Southwesterly corner of said Lot 23, thence Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to a point of beginning. Acct #3909-028BC-14400 Key #216821

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: the August 5, 1994 payment in the amount of \$175.00 and subsequent payments thereafter; failure to pay the real property taxes for 1993-94, 1994-95, 1995-96 in the amount of \$1,315.91.

The sum owing on the obligation secured by the trust deed is: \$19,729.58 plus interest at the rate of 9% per annum from December 5, 1994,

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiaries have and do 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 January 16, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main Street, Suite 301, Klamath Falls, Oregon, 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.

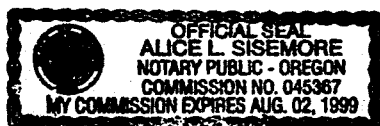
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: September 3, 1996.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on September 3, 1996, by William L. Sisemore.



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

Certified to be a true copy:

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Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on 3rd September, 1996, at 1:23 o'clock A.m. and recorded  
in M96 page 27382 or as file/reel/document/instrument number 24173 of mortgages.

Bernetha G Letsch,

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