

34047

Vol. M97 Page 6862

97 MAR 10 09:07
 TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
 AND
 TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Star & Associates, Inc., is grantor; Aspen Title and Escrow Inc., is Trustee; and Lawless Roofing Defined Pension Plan and Trust, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 1007, or as file/reel/document/instrument number 11842, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

PARCEL 1:
 Lot 13, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 2:
 The W $\frac{1}{4}$ of Lots 11 and 12, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 3:
 A portion of Tract #25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northeasterly corner of said Tract 25 and running thence North 88 degrees 46' West, along the Northerly boundary of said tract, 132.0 feet; thence South 0 degrees 11' East 107.33 feet; thence South 89 degrees 07' East 132.0 feet to the Easterly boundary of said tract; thence North 0 degrees 11' East along the Easterly boundary of said tract 106.93 feet, more or less, to the point of beginning. Subject to a ten foot strip of land extending along the Eastern boundary line, being reserved for county road purposes.

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: Failure to make the payment due May 12, 1996, in the amount of \$704.87, and a like payment on the 12th day of each month thereafter; failure to pay real property taxes for the years of 1994-95, 1995-96, 1996-97.

The sum owing on the obligation secured by the trust deed is: \$29,700.74 together with interest at the rate of 15% per annum from June 8, 1996, plus applicable late charges, 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 July 24, 1997 at 11:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main Street, #301, Klamath Falls, Oregon, 97601, 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.

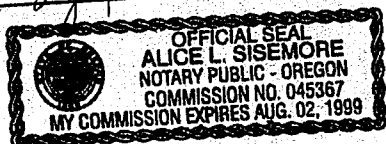
Dated: March 9, 1997.

William L. Sisemore
 Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on March 9, 1997, 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 March 10, 19 97, at 9:07 o'clock A. m. and recorded
 in M97 page 6862 or as file/reel/document/instrument number 34047 of mortgages.

Bernetha G. Letsch,

County Clerk, by Kathleen Rossi
 Deputy

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

Fee: \$10.00