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Vol 177 Page 15635

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

Reference is made to that Trust Deed wherein ROBERT F. BROWN, is grantor; KLAMATH COUNTY TITLE COMPANY, is Trustee; and SCOTT VALLEY BANK, is beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 15475, KLAMATH County, Oregon, covering the following described real property in KLAMATH County, Oregon:

AS SHOWN ON ATTACHED EXHIBIT A

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: Principal due on 12/15/96 in the amount of \$32,250.00.

The sum owing on the obligation secured by the trust deed is: \$294,750.00 + interest at the rate of **10.75% per annum from December 15, 1996, plus late charges in the amount of \$8,439.19, plus real property taxes for the year 1996-97.

** Rate is variable at 2% over Scott Valley Bank's base rate.

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 October 15, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main St., #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: June 3, 1997

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on June 3, 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 June, 1997, at _____ o'clock _____ m. and recorded in _____ page
or as file/reel/document/instrument number _____ of mortgages.

Klamath County Clerk, by

Deputy

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

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Township 33 South, Range 6 East of the Willamette Meridian

Section 35: SE½

Township 34 South, Range 6 East of the Willamette Meridian

Section 1: Lots 5 and 6, Lots 7 and 10 less that portion conveyed to Robert D. Helms et ux, by deed recorded in Volume 227 of Deeds page 92, Lots 11, 12, 13 and 20

Section 2: Lots 1, 2, 3, 6, 7, 8, 9, 10, 16, 17 and 24

EXCEPTING THEREFROM a road right of way 155 feet in width across the E½ of Section 35, Township 33 South, Range 6 E.W.M. as conveyed to Klamath County, Oregon by Deed recorded April 9, 1963, in Deed Volume 360 at page 541 and by Deed recorded April 19, 1963, in Volume 360 at page 656.

ALSO EXCEPTING THEREFROM a road right of way across the E½ of Section 35, Township 33 S.E. 6 E.W.M. and across the W½ of Section 36, Township 33 S.E. 6 E.W.M., as conveyed to Klamath County, Oregon by deed recorded July 14, 1963, in Deed Volume 363 at page 178.

PARCEL 2:

Township 34 South, Range 7½ East of the Willamette Meridian

A piece or parcel of land situated in Sections 5, 8, 16, 17, 20 and 21, and being more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal as the same is now located and constructed, with the line marking the Westerly boundary of the said Section 5, Township 34 South, Range 7½ East of the Willamette Meridian, and from which point the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930, and June 22, 1931, bears South 83°59' West, 5310.1 feet distant, and running; thence downstream along the said center line of Seven Mile Canal South 61°35½' East 861.2 feet; thence South 31°46½' East 2306.4 feet; thence South 34°23½' East 1252.4 feet; thence South 32°27½' East 2101.8 feet; thence South 41°02½' East 8602.1 feet, more or less, to the intersection of the said center line of Seven Mile Canal, with a line which is parallel with and 70.0 feet at right angles Southeasterly from the center line of the Dixon and McQuiston Levee, as the same is now located and constructed; thence leaving the center line of Seven Mile Canal and following the said line parallel with the said Dixon and McQuiston Levee South 44°40' West 6437.9 feet, more or less, to its intersection with the Southerly boundary of the said Section 20, Township 34 South, Range 7½ East of the Willamette Meridian; thence Westerly along the Southerly boundary of said Section 20, 4905.3 feet, more or less, to the Southwesterly corner of the said Section 20, Township 34 South, Range 7½ East of the Willamette Meridian; thence North along the Westerly boundary of the said Sections 20, 17, 8 and 5, Township 34 South, Range 7½ East of the Willamette Meridian, 16,370.6 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM that portion conveyed to D'Artnery Bros., a Co-partnership, by deed recorded in Volume 331 at page 367, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Byron W. Bacchi, et ux., and Henry Francis Bacchi, et ux., by Deed recorded in Volume 350 at page 675, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 3rd day of June A.D. 19 97 at 1:09 o'clock P. M., and duly recorded in Vol. 497 of Deeds or Records on Page 16885

FEE \$15.00

By Barbara G. Leigh, County Clerk