

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

Reference is made to that Trust Deed wherein Richard A. Porter and Sunya S. Porter, husband and wife, is grantor; William L. Sisemore is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 18172, or as file/reel/document/instrument number \_\_\_\_\_, 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: Payment due on 1/10/97 in the amount of \$474.00 and a like payment on the 10th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$46,508.29 together with interest at the rate of 8.725% per annum from 12/10/96 together with late charges and collection costs, 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 November 12, 1997 at 10:00 o'clock p.m. based on standard of time established by ORS 187.110 at 540 Main St., #301, Klamath Falls, OR 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: June 27, 1997.

William L. Sisemore  
William L. Sisemore Trustee

STATE OF OREGON, County of Klamath) ss:  
The foregoing was acknowledged before me on June 27, 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 M97, 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

EXHIBIT "A"  
DESCRIPTION OF PROPERTY

All that portion of Lots 17 and 24 lying Westerly of the right of way of The Dalles-California Highway and Easterly of the Southern Pacific Railroad right-of Way, less the Northerly 60 feet, situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the following: Starting at the East quarter section corner of said Section 33; thence South 0°28'45" West along the East line of said Section 1314.0 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter of said Section, being also the Southeast corner of Lot 24 of said section and being also 14.69 feet distant Easterly from (when measured at right angles to) the relocated center line of the Dalles-California Highway at Engineer's Station 1137+ 25.9; thence South 89°54'15" West along the South boundary of said Lot 24 a distance of 65.63 feet to the West right of way line of said highway and the true beginning point of this description; being also 50 feet distant Westerly from (when measured at right angles to) engineer's Station 1137 + 37.0; thence from said true beginning point South 89°54'15" West 234.0 feet to the Easterly right of way line of the Southern Pacific Railroad; thence North 10°16'23" West along said R.R. line 550 feet, more or less, thence North 89°54'15" East 236.6 feet to the Westerly right of way line of the said highway; thence South 9°32' East along said right of way line 548.0 feet, more or less, to the true point of beginning.

ALSO EXCEPTING therefrom any portion thereof lying within the right of way of the Southern Pacific Railroad.

Account No. 3507-33D-400      Key No. 250908

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 27th day  
of June A.D., 1997 at 1:05 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 20088.

FEE \$15.00

By Bernetha G. Leach, County Clerk  
Kathleen Rose