

Reference is made to that Trust Deed wherein James A. Wood, Jr., is grantor; Aspen Title & Escrow, Inc., is Trustee; and **Ethel Stranske, is Beneficiary, recorded in Official/Microfilm Records, Vol. M93, page 26299, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A parcel of land in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street; thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin; thence South 0 degrees 28' East 72.91 feet to an iron pin; thence South 89 degrees 10' West 129.42 feet to an iron pin; thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105. Code 43 Map 3909-1BC TL 2700

**said interest was assigned December 11, 1995 to Bruce E. Brink, recorded in Vol. M35, page 33776.

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: Installment in the amount of \$186.13 due November 8, 1993 & a like installment due each month thereafter together with real property taxes for the years 1993-94, 1994-95; 1995-96, 1996-97.

The sum owing on the obligation secured by the trust deed is: \$14,693.39 + interest at the rate of 9% per annum from October 8, 1993 plus real property taxes for 1993-94, 1994-95, 1995-96, 1996-97.

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 20, 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: July 9, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on July 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 July 14, 19 97, at 3:46 o'clock p. m. and recorded in M97 page 22012 or as file/reel/document/instrument number 41010 of mortgages.

Bernetha G. Letsch, Klamath County Clerk, by Kathleen Ross
Deputy

After recording, return to:

William L. Sisemore

Fee: \$10.00

Attorney at Law

540 Main Street, #301

Klamath Falls, OR 97601