

44868 TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
AND  
TRUSTEE'S NOTICE OF SALE

Vol. M97 Page 29517

Reference is made to that Trust Deed wherein JEFFREY DUANE DAVIES and JACALYN T. DAVIES, AS TENANTS BY THE ENTIRETY, is grantor; AMERITITLE, is Trustee; and JACQUELINE M. FLORY AND GENE T. FLORY, TRUSTEES OF THE JACQUELINE M. AND GENE T. FLORY LIVING TRUST DATED JULY 21, 1994, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 36755, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A piece or parcel of land situate in the N1/2SE1/4NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows: Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein bears South 89 degrees 44 1/2' West along said roadway center line 1,945.1 feet to a point in the West boundary of said Section 11; and North 0 degrees 13 1/2' West 1,662.5 feet to the said section corner and running thence North 0 degrees 01' West 331.05 feet to a point in the Northerly boundary of said N1/2SE1/4NW1/4 of Section 11; thence North 89 degrees 47' East along said boundary line 131.4 feet; thence South 0 degrees 01' East 330.95 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 131.4 feet, more or less, to the said point of beginning, said tract being what is known as Tracts 39 and 50 of BURTON TRACTS; EXCEPT therefrom, that portion lying within the right of way of Denver Avenue.

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 \$648.66 due on February 13, 1997 and a like installment each and every month thereafter, together with real property taxes for the years 1996-97 and 1997-98, plus failure to maintain insurance on the premises.

The sum owing on the obligation secured by the trust deed is: \$51,300.00 plus interest at the rate of 15.00% per annum, from March 16, 1997, plus late charges, 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 January 20, 1998 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: September 9, 1997.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on September 8, 1997, by William L. Sisemore.

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires 08/02/99



Certified to be a true copy:

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Attorney for Trustee

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 9th day  
of Sept. A.D., 19 97 at 2:50 o'clock P.M., and duly recorded in Vol. M97  
of Mortgages on Page 29517.

FEE \$10.00

By Bernetha G. Leitch, County Clerk  
Kathleen Ross