

1999 AUG -4 PM 1:42

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

Reference is made to that Trust Deed wherein Larry Allen Brown and Barbara K. Brown, husband and wife, are grantors; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 18588, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 20 in Block 14, Tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: The payment due on April 5, 1999 in the amount of \$806.00 and a like payment on the 5th day of each month thereafter, together with late charges of \$130.56.

The sum owing on the obligation secured by the trust deed is: \$54,112.20, together with interest at the rate of 8.125% from March 5, 1999, 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 December 17, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th Street, Klamath Falls, OR 97601 Klamath, County, Oregon.

Larry A. Brown and Barbara K. Brown have filed for relief under the Federal Bankruptcy Act. The Bankruptcy Trustee has granted judicial relief from automatic stay allowing Klamath First Federal Savings and Loan Association to proceed with the foreclosure.

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: August 4, 1999.

William L. Sisemore  
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss  
The foregoing was acknowledged before me on August 4, 1999, by William L. Sisemore,

Susan K. Cox, Notary Public for Oregon—My Commission Expires 2/19/2000



Certified to be a true copy:

\_\_\_\_\_  
Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on 8-4, 1999, at 1:42 o'clock p m. and recorded in M99 page 31203 or as file/reel/document/instrument number \_\_\_\_\_ of mortgages.

Klamath County Clerk, by Linda Smith  
Clerk Deputy

After recording, return to:  
William L. Sisemore  
Attorney at Law  
110 N. 6th Street  
Klamath Falls, OR 97601