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State of Oregon, County of Klamath
Recorded 04/10/2002 2:00 P m.
Vol M02, Pg 21121 - 23
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

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

Reference is made to that Trust Deed wherein Richard A. Colson, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Edith L. Lind, is Beneficiary, recorded in Official/Microfilm Records, Vol. M94, page 5143, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon and trust deed wherein Richard A. Colson is grantor; Aspen title & Escrow, Inc., is Trustee; and Pauline Ungaretti is Beneficiary, recorded in Volume M94, page 5146, Official/Microfilm Records, Klamath County, Oregon, which beneficial interest was assigned to Edith L. Lind, by instrument recorded in Vol. M94, page 5846, Official/Microfilm Records, 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 recorded in M94, page 5143, is in default because the grantor has failed to pay the following: Payment in the amount of \$315.76 due February 17, 2002 & a like payment each month thereafter; failure to pay real property taxes for the years 2000-01 and 2001-02.

The sum owing on the obligation secured by the trust deed recorded M94, page 5143, is \$7,539.78 plus interest at the rate of 8.% per annum from March 8, 2002, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, and any sums advanced by beneficiary pursuant to the terms of said trust deed.

The obligation secured by the trust deed recorded in M94, page 5146, is in default because the grantor has failed to pay the following: Payment in the amount of \$1,269.03 due February 15, 2002 and a like payment each month thereafter; failure to pay real property taxes for the years 2000-01 and 2001-02.

The sum owing on the obligation secured by the trust deed recorded in M94, page 5146, is \$82,275.27 plus interest at the rate of 8.5% per annum from March 8, 2002, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, 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 August 21, 2002 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street., #201, 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

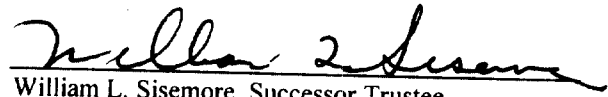
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occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

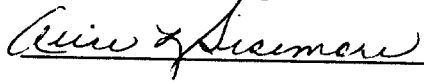
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

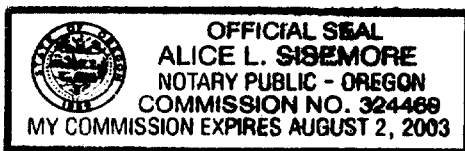
Dated: April 10, 2002.


William L. Sisemore, Successor Trustee

STATE OF OREGON)
) SS
County of Klamath)

The foregoing was acknowledged before me on April 10, 2002, by William L. Sisemore,

_____, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

Attorney for Trustee

After recording, return to:
William L. Sisemore
Attorney at Law
803 Main Street, #201
Klamath Falls, OR 97601

PARCEL 1:

The Southeasterly 43 feet of the Northwesterly 49 feet of Lots 3 and 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

Beginning at the most Southerly corner of Lot 4, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Northwesterly along the Northeasterly line of 10th Street, 71 feet; thence Northeasterly at right angles to 10th Street, 100 feet; thence Southerly parallel with 10th Street, 71 feet; thence Southwesterly along the Northwesterly line of Washington Street, 100 feet to the place of beginning.

PARCEL 3:

Those portions of Lots 2 and 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 2, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the Northerly line of Washington Street 40 feet; thence Northwesterly at right angles to Washington Street 116 feet; thence Southwesterly parallel with Washington Street 40 feet; thence Southeasterly at right angles with Washington Street 116 feet to the place of beginning, being a part of Lot 2, Block 50 of said Nichols Addition.

ALSO a portion off of Lot 3, Block 50, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Northerly line of Washington (formerly Canal) Street at the corner common to Lots 3 and 2 of said Block; thence Northwesterly along the Easterly line of said Lot 3 a distance of 71 feet; thence Southwesterly and parallel with Washington Street 30 feet; thence Southeasterly and parallel with Easterly line of said Lot 3, 71 feet to said Northerly line of Washington Street; thence Easterly along said line of Washington Street 30 feet to the place of beginning.

CODE 1 MAP 3809-29DC TL 7300
CODE 1 MAP 3809-29DC TL 7200
CODE 1 MAP 3809-29DC TL 7100
CODE 1 MAP 3809-29DC TL 7000