

'02 NOV 5 AM 8:19

State of Oregon, County of Klamath  
 Recorded 11/05/2002 8:19 a. m.  
 Vol M02, Pg 63733  
 Linda Smith, County Clerk  
 Fee \$ 2.00 # of Pgs 1

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

Reference is made to that Trust Deed wherein Philip A. Valdez and Maria N. Valdez, son and mother, not as tenants in common but with rights of survivorship, is grantor; Aspen Title and Escrow is Trustee; and Bruce E. Brink, is Beneficiary, recorded in Official/Microfilm Records, Vol. 00, page 45341, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 13 and 14, Block 19, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Levy Code: 001 Map No.: R-3809-029AD-09700-000 - Key No. R215289  
 Levy Code: 001 Map No.: R-3809-029AD-09700-000 - Key No. R215270

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: failure to pay the full payment amount of \$272.61 per month beginning 12/18/01 & each month thereafter; failure to pay the August 18, 2002 payment in the amount of \$272.61; failure to maintain property free from liens and assessments.

The sum owing on the obligation secured by the trust deed is: \$29,902.84 plus interest at the rate of 10% per annum from July 25, 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 March 17, 2003 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 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.

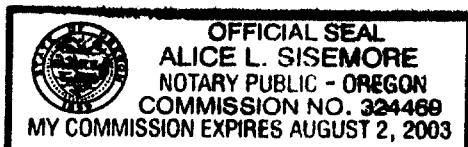
Dated: November 5, 2002

William L. Sisemore  
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on November 5, 2002, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

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 Attorney for Trustee

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

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