11123

TRUSTEE'S NOTICE OF SALE

Vol. Mg_Page 4976



Reference is made to the	7.080
CONSTANCE A. McGUIDE That certain trust deed made, executed and deliver	ered to JEDDY P
Reference is made to that certain trust deed made, executed and deliv CONSTANCE A. McGUIRE, who acquired title as Constance WILLIAM I. SISEMORE obligations in favor of TOWN AND COUNTRY MORTGAGE AND INVESTMENT dated May 4 , 19 81, recorded May	A. Craft
obligations in favor of TOWN AND COUNTRY AND	as grantor, to
dated War (MANA MANA MANA AND INVESTMENT)	do trustee, to secure costain
Klamath Max	as beneficiary
dated May 4 , 19.81 , recorded May Klamath County, Oregon, in book to the No. M81 property situated in said county and state to with	
description of the description o	at page 7993
situated in said county and state, to-wit-), covering the following descrit
/ //···	real

The Shinwanwane, of Section 13, Township 35 South, Range 12, East of the Willamette Meridian, County of Klamath, State of Oregon.

Both the beneficiery and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing

\$90.38 due September 4, 1981; 90.38 due October 4, 1981; 90.38 due November 4, 1981; and 90.38 due December 4, 1981;

E

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, =

\$2,341.36, plus interest from August 4, 1981, together with late charges.

A notice of default and election to sell and to foreclose was duly recorded..... December 15, 19, 81, in book at page 2/427 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday

April , 1982 , at the hour of 10:00 as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 Main Street o'clock, A .M., Standard Time, auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singlar includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls , Oregon, December 15 , 19 Wellen I Siere

State of Oregon, County of Trustee

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

Attorney for said Trustee

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR, SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

ASSIDAVIT OF MAILING NOTICE OF	PERSON REQUESTING NOTICE
AFFIDAVIT OF MAILING NOTICE OF SUCCESSOR IN INTEREST TO GRANTOK AND	
I, William L. Sisemore being hereinafter mentioned I was and now am a At all times hereinafter mentioned I was and now am a feet of eighteen years and not the beneficiary or his at that certain trust deed to the certain trust	denose, say and certify that person
I, William L. Sisemore., being and now am a At all times hereinafter mentioned I was and now am a At all times hereinafter mentioned I was and now am a server the age of eighteen years and not the beneficiary or his ver the age of eighteen years and not that certain trust deed in the selegiven under the terms of that certain trust deed in the selegiven under the terms of the real property described in the selegiven under the terms of the real property described in the selegiven under the terms of the real property described in the selegiven under the terms of the real property described in the selegiven under the terms of the real property described in the selegiven under the terms of the real property described in the selection of the selectio	s first duly sworn, acposed of Oregon, a competent positional
ALE OF THE DELINE	resident of the State of the attached original
William La Sisemols I was and now am a	successor in interest names
I, William L. Signature At all times hereinafter mentioned I was and now am a At all times hereinafter mentioned I was and now am a ver the age of eighteen years and not the beneficiary or his ver the age of eighteen years and not the beneficiary or his otice of sale given under the terms of that certain trust deed of it gave notice of the sale of the real property described in I gave notice of the sale of the following named I	described in said notice.
At all times hereinafter mentioned. At all times hereinafter mentioned the beneficiary of his ver the age of eighteen years and not the beneficiary of his ver the age of eighteen years and not the certain trust deed to of sale given under the terms of that certain trust deed in the following named in the following named in the property described in the property des	the attached notice of sale by moun addresses, to-with
ver the age of eight the terms of that conserv described it	n the attacks
otice of sale given under sale of the real property	persons at the Appress
I gave notice of the sail to each of the following	KDD:
- edistered or certified man is	
NAME NAME	P. O. Box 173 Sacramento, California 95801
	r. o. samento, California
_{A McGuire}	Sacrament
Constance A. McGuire	
	P. O. Box California 95001
a tue	P. O. Box 173 Sacramento, California 95801
Jerry D. McGuire	
	the grantor whose interest
	person in interest to the person requesting
trist deed,	any succession and any personal any personal and any personal and any personal and any personal any personal and any personal any personal and any personal and any personal and any personal any personal and any personal an
Said persons include the grantor in the trust deed, appears of record or of whose interest the trustee or the notice as provided in ORS 86.785. Each of the notices so mailed was certified to be a trustee of the notices so mailed was certified to be a trustee of the notices are notices.	any successor in interest to the grantor whose interest beneficiary has actual notice, and any person requesting the conv of the original notice of sale by
Said persons include interest the trustee of	true copy of the original notice of sale by
annears of record of OI WILDO	true copy of the original notice of in said notice; each such, attorney for the trustee named in said notice; each such ereon fully prepaid, and was deposited by me in the United Each of said notices notices notice of sale was recorded and at least of the trustee's sale.
appears of record or til the notice as provided in ORS 86.785. notice as provided in ORS 86.785.	attorney for the troof was deposited by the interest and notices
notice as property of the notices so mare	ereon fully prepaid, and 1981 Each of said at least
William L. Sisemus with postage in	nattorney for the trustee named in said by me in the United attorney for the trustee named in said by me in the United ereon fully prepaid, and was deposited by me in the United Ereon fully prepaid, and was deposited by me in the United Ereon fully prepaid and was deposited by me in the United Ereon fully prepaid and at least 10 described in said notice of sale was recorded and at least 11 described in said notice of sale was recorded and at least 11 described in said notice of sale was recorded and at least 12 described in said notices of sale was recorded and at least 12 described in said notices 15 described in said notices 15 described in said notices 16 described in said notices 17 described in said notices 17 described in said notices 18 described in said notices 19 described in sai
Falls Oregon, or	nhed in said notice of said
copy was contained at Klamatil and election to se	Il described sale.
States post of the notice of default and by the truster	e for the successor trustee, and f
States post office at. States post office at. Was mailed after the notice of default and election to sewas mailed after the day fixed in said notice by the trusted 120 days before the day fixed in said notice the plural, to the singular includes the plural inc	ereon fully prepaid, and was deposited from the said notice of sale was recorded and at least of the trustee's sale. If described in said notice of sale was recorded and at least of the trustee's sale. If the trustee's sale includes successor trustee, and person includes corporate includes successor trustee.
120 days before the day the singular includes the plant	and it is
As used herein, the commercial entity.	Il described in said notice of sale will described in said notice of sale will described in said notice of sale will describe for the trustee's sale. Frustee includes successor trustee, and person includes corporate includes successor trustee.
Tailoi-	10 81
$\mathcal{L}_{\mathcal{L}}$	necember 7
Subscribed and sworn to before me this 15th day	y of 1. Cm \$11101
sworn to before me music	Public for Oregon. My commission expires. 2-5-85. Public for Oregon. My commission expires. 2-5-85.
Subscribed and	My commission expired
Majary	Public for Oregon. My commission experience trustee's actual signature, should be attached to the foregoing attidavit. STATE OF OREGON,
(SEAL) OUGH S	sidnature, should be attached to
(OBAN) SILVER SILVERS	trusteo's actual signature,
and the sale, bearing the	STATE OF OREGUN,
Note: An original man	51 N
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MARCH TRUDIES TO THE SECTION	y partify that the within how
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE SALE TO GRANTOR, SUCCESSOR IN INTEREST TO SALE TO GRANTOR AND PERSON REQUESTING NOTICE	I certify that the within on the ment was received for record on the
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RE: Trust Deed from	
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Granto?	TOR ISSUED
	WHERE
TO	THE WHERE USED.) PAGE
	Record of Mortgages of data Record of Mitness my hand and seal of
	haritt.
Trustee	County affixed.
	TITLE
AFTER RECORDING RETURN TO	
AFTER HECOMOTE	NAME Deput
William L. Sisemore	D.
540 Main Street	Dy
540 Main Street Klamath Falls, Oregon 97601	
Klamath Paris	

Affidavit of Publication

4978

STATE OF OREGON. COUNTY OF KLAMATH

, Sarah L. Parsons. Office
Manager
being first duly sworn, depose and say that
I am the principal clerk of the publisher of
the Herald & News
<u> </u>
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the
#497-Trustee's Notice of Sale-
McGuire
a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for <u>four</u>
successive x a mel x consecutive overels occulary or
(insertion s) in the following issue s:
Mar. 5, 1982
Mar. 12, 1982
Mar. 19, 1982
Mar. 26, 1982
Total Cost: \$182.00
Darah L. Yarsons
•
Subscribed and sworn to before me this 26
ay of March 1982
Tila Decha
Notary Public of Oregon
ly commission express 25

(COPY OF NOTICE TO BE PASTED HERE)

COPY OF Notice of Sale

Reference is made to that certain frust deed made, executed and delivered by JERRY D. McGUIRE and CONSTANCE A. McGUIRE, who acquired tittle as Constance A. Craft, as grantor, to WILLIAM L. SISEMORE, as trustee, to secure certain obligations in Favor of TOWN ARD COUNTRY MORTGAGE: AND INVESTMENT CO. an Gégon INVESTMENT CO. an Gégon Corporation: as beseficiary) detect May 4:191, recorded May 4:191, in the mortgage records of Klamath County, Oregon, in book No. Mail at page 1993, covering the following described real property situated in said county and state, to-will:

shuated in said county and state, to will:

The SYNNWANWANEW of Section 13, Township 35 South, Range 12. East of the Williamette Meridian, County of Klamath, State of Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations, secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclose is made is granter's failure, to pay when due the following sums owing on said obligations, which sums are now pest due, owing and delinquent:

\$30.38 due Sesterabas & 1001.

ing on sold obligations, which sums are now past due, owing and dolinguent:
\$10.28 due September 4, 1981;
\$10.28 due November 4, 1981;
\$10.39 due November 4, 1981;
\$10.39 due December 1, 198

morigage records, research thereto hereby being expressly medar.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 27th day of April, 1922, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187,110, Oregon Revised Statutes, at Room 204, 500 Main. Street, in the City of Klamath Street, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bilder for cash the Interest in the said described real property which the grantor had or had power to convey at the time of the execution by him of the said frust deed, together with any interest which the grantor or his successors in Interest acquired effer the execution of said trust deed, to salisty, the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the frustee. Notice is turther given that any person named in Section 86,780 of Oregon Revised Statutes has the right to have the foreelosure

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performence of which is secured by said trust deed, and their successors in interest; the word "trustee" includes any successor frustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

deed.
DATED at Klamath Falls, Oregon. December 15, 1981.
William L. Sisemore, Trustee \$497-Mar. 5,12,19,26,1982

STATE OF OREGON, County of Elements I, William L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify that: In Milliam L, Stategore being list duly swon, depose, say and certify the same list contained as Construction of the Stategore and Country of the Stategore list and Country of the Milliam Country, Depose as trudes, in which, Textual Country, Oregon, covering the following described real property situate in the Stategore list and country. Country, Oregon, covering the following described real property situate in the Stategore list and country. In the Stategore list of the Williamete Country of Klemath, State of Oregon. In the Possons named in subsection 1 of Stection 5230 Oregon Revised Statetes. In the presons named in subsection 1 of Stection 5230 Oregon Revised Statetes. In the presons named in subsection 1 of Stection 5230 Oregon Revised Statetes. In the presons named in this allidarit means any successor fruites to the trustee named in the fruit deed Milliam J. Stategore list of the Williamete	1 to 1 to 1	TRICTED	
I. Militan L. Sissence being first duty sworn, depase, say and certify that: I. Militan L. Sissence being first duty sworn, depase, say and certify that: and Constance A. McGutre, who required title and defected and defected by Jerry D. McGunder and Constance A. McGutre, who required title and the following described real property of the meritang factors, recorded on Oregon Corporation, as trustee, in which Span and Country Nortgan covering the following described real property situate in the Sindhaman Country of Country, Oregon, covering the following described real property situate in the Sindhaman Country of Klanath, State of Oregon. The Sindhaman Country of Klanath, State of Oregon. In property was not occupied by Meridian, Country of Klanath, State of Oregon. The word "instee" as used in this allidavit means any successor-frustee to the frustee named in the trust dead linst mentioned above. Militan Mary Public ton Oregon My commission expires: 2-5-83 Side for record at representative Side for record at representative Trustee Country of Klanath; 32 day of April A D. 19 82 of Mage Country of Country of Country of Klanath; 32 day of April A D. 19 82 of Mage Country of Country of Country of Klanath; 32 day of April A D. 19 82 of Mage Country of		AFFIDAVIT AS TO NO.	•
I. Militan L. Sissence being first duty sworn, depase, say and certify that: I. Militan L. Sissence being first duty sworn, depase, say and certify that: and Constance A. McGutre, who required title and defected and defected by Jerry D. McGunder and Constance A. McGutre, who required title and the following described real property of the meritang factors, recorded on Oregon Corporation, as trustee, in which Span and Country Nortgan covering the following described real property situate in the Sindhaman Country of Country, Oregon, covering the following described real property situate in the Sindhaman Country of Klanath, State of Oregon. The Sindhaman Country of Klanath, State of Oregon. In property was not occupied by Meridian, Country of Klanath, State of Oregon. The word "instee" as used in this allidavit means any successor-frustee to the frustee named in the trust dead linst mentioned above. Militan Mary Public ton Oregon My commission expires: 2-5-83 Side for record at representative Side for record at representative Trustee Country of Klanath; 32 day of April A D. 19 82 of Mage Country of Country of Country of Klanath; 32 day of April A D. 19 82 of Mage Country of Country of Country of Klanath; 32 day of April A D. 19 82 of Mage Country of	in the state of th	STATE OF OR	497
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The resonance of subsection 1 of Section 86.750, Oregon, covering the following described real property situate in the Sensitive of Section 13, Township 35 South, Range 12, East of the Willamette of Oregon. I hereby certify that on December 15 , 19 81, the above described real property was not occupied by the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes. The word "trustee" as used in this altidavit means any successor-trustee to the trustee named in the trust deed limit mentioned above. When the persons to and acknowledged before me thin the day of December 1, 1981. Subscribed, sworn to and acknowledged before me thin the day of December 1, 1981. STATE OF ORECON, COUNTY OF KLAMATH; 55. Sied for record of respectation. Fee \$16.00		1 C	
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acid county: County, Oregon, covering the following described real property situate in The SENNEWHANDS; of Section 13, Township 35 South, Range 12, East of the Willamette Meridian, County of Klamath, State of Oregon. I hereby certily that on. Descember 15, 19.81, the above described real property was not occupied by The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above. Subscribed, sworn to and acknowledged before me this. My commission expires: 25-85 STATE OF OREGON; COUNTY OF KLAMATH; ss. Field for record of respectations: The sold subscribed in Vol. M 82 of Marce Control		orporation as trustee in the Craft,	Jerry D. McGuis
The Standard New of Section 13, Township 35 South, Range 12, East of the Willamette I hereby certify that on. December 15 19 81, the above described real property was not occupied by The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed Trustee Subscribed, sworn to and acknowledged before me this 16 May of December 1981. STATE OF OREGON, COUNTY OF KLAMATH; St.		records of Klamath May 5 19 81.	in to
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Meridian, County of Klamath, State of Oregon. I hereby certify that on. December 15. 19.81, the above described real property was not occupied by any of the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes. The word "trustee" as used in this affidarit means any successor-trustee to the trustee named in the trust deed list mentioned above. Trustee Subscribed, sworn to and acknowledged before me this 16.50 above the public for Oregon My commission expires: 2-5-85 SIAIE OF OREGON, COUNTY OF KLAMATH; 52. Sick for record of respondants. The proof of the Williametre Significant of the Williametre Significant of the Williametre My commission expires: 2-5-85 SIAIE OF OREGON, COUNTY OF KLAMATH; 52. Sick for record of respondants. The proof of the Williametre Significant of the Williametre Significant of the Williametre My commission expires: 2-5-85 SIAIE OF OREGON, COUNTY OF KLAMATH; 52. Sick for record of respondants. The proof of the Williametre Significant of the Williametre Significant of the Williametre My commission expires: 2-5-85 SIAIE OF OREGON, COUNTY OF KLAMATH; 52. Sick for record of respondants. Significant of the Williametre Significant of the Williametre Significant of the Williametre Significant of the Williametre My commission expires: 2-5-85 SIAIE OF OREGON, COUNTY OF KLAMATH; 52. Significant of the Williametre Significant of the Williametre Significant of the Williametre My commission expires: 2-5-85 Significant of the Williametre My commission ex	, A ^o	oregon, covering the tall	of the mant
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I hereby certify that on		The SINWANWANEL OF O	>perty situate in
I hereby certify that on		County of King 13, Township	ļ
I hereby certify that on		State of Oros South, Range 12	1
I hereby certify that on		oregon. East of the Way	,, <i>j</i> //
I hereby certify that on	f fall	"11	Lamette
Subscribed, sworn to and acknowledged before me this day of December 1981. Notary Public for Oregon My commission expires: 2-5-85 STATE OF OREGON; COUNTY OF KLAMATH; ss. Siled for record at respectables. this 23 day of April A. D. 19 82 ab:12 o'clock A M. and duly recorded in Vol. M. 82 of Marge on its capable 4976 Fee \$16.00 By April County is the first deed Mullian L. 5/5c. 2016.			
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