

12649

TRUSTEE'S NOTICE OF SALE

Vol. M82 Page 7498

Reference is made to that certain trust deed made, executed and delivered by JAMES M. HARDENBROOK and PAULA HARDENBROOK, husband and wife, WILLIAM SISEMORE, as grantor, to obligations in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, as trustee, to secure certain dated November 29, 1977, recorded November 30, 1977, in the mortgage records of Klamath County, Oregon, in book/record No. M77 at page 23195, covering the following described real property situated in said county and state, to-wit: Lot 14 and Lot 15, Block 47, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, EXCEPT that portion of Lot 15, described as follows: Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner of said lot; thence Westerly parallel with the North line of said lot, 60.5 feet; thence Westerly parallel with the South line of said Block, 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line to the NW corner of said lot; thence Easterly along the alley line to the NE corner of said lot; thence South along the lot line, 60 feet to the point of beginning. 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 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 and delinquent:

\$ 292.00 due August 1, 1981;
 292.00 due September 1, 1981;
 292.00 due October 1, 1981;
 292.00 due November 1, 1981;
 294.00 due December 1, 1981; and
 294.00 due January 1, 1982.

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, to-wit:

\$28,296.53, plus interest from August 1, 1981, until paid, plus reserve deficit of \$115.18, and late charges of \$81.41.

A notice of default and election to sell and to foreclose was duly recorded February 4, 1982, in book M82 at page 1408 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 15th day of June, 1982, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public 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 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 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, February 2, 1982.

Ret to -
 William L. Sisenore
 540 Main
 Klamath Falls, Ore

William L. Sisenore

State of Oregon, County of _____, ss:

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.

DATED at _____, Oregon, this _____ day of _____, 19 _____.

Attorney for said Trustee

SHERIFF'S RETURN OF SERVICE

7421

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 82-555

I hereby certify that I received on February 4, 1982 the within:

- | | | | | |
|--|--|---|------------------------------------|------------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Summons | <input type="checkbox"/> Complaint | <input type="checkbox"/> Petition |
| <input type="checkbox"/> Subpoena | <input type="checkbox"/> Citation | <input type="checkbox"/> Order | <input type="checkbox"/> Motion | <input type="checkbox"/> Affidavit |
| <input type="checkbox"/> Small Claim | <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Show Cause Order | <input type="checkbox"/> Notice | |
| <input type="checkbox"/> Writ of Garnishment | <input type="checkbox"/> Order of Appearance | <input type="checkbox"/> Waiver of fees | | |

☒ TRUSTEE'S NOTICE OF SALE

for service on the within named: James M. Hardenbrook and Paula Hardenbrook

☒ SERVED Paula Hardenbrook personally and in person.
 at 301 Front Street, Klamath Falls, OR 97601

☒ SUBSTITUTE SERVICE - By leaving a true copy with Paula Hardenbrook for James M. Hardenbrook
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: above

☐ OFFICE SERVICE - By leaving a true copy with _____,
 the person in charge of the office maintained for the conduct of business by _____

☐ By leaving a true copy with _____ of said corporation.

☐ OTHER METHOD _____

☐ NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: February 8, 1982 9:00 a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By Karen L. Herman
 Deputy

SHERIFF'S RETURN OF SERVICE

7422

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 82-555 the within:

I hereby certify that I received on February 4, 1982

() Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
() Subpoena () Citation () Order () Motion () Affidavit
() Small Claim () Restraining Order () Show Cause Order () Notice
() Writ of Garnishment () Order of Appearance () Waiver of fees
(X) TRUSTEE'S NOTICE OF SALE (RE: Hardenbrook)

for service on the within named: PACIFIC POWER AND LIGHT
() SERVED _____ personally and in person.
at _____

() SUBSTITUTE SERVICE - By leaving a true copy with _____,
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: _____

() OFFICE SERVICE - By leaving a true copy with _____,
the person in charge of the office maintained for the conduct of business by _____

(X) By leaving a true copy with William Scholtes of said corporation.
() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: _____
within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: February 4, 1982 1:35 p.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By Karen L. Herman
Deputy

7423

1 STATE OF OREGON)
2 County of Klamath) SS
3)

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First Federal
5 Savings and Loan Association, beneficiary under that certain Trust Deed recorded
6 November 30, 1977, in Book M77 at page 23195, Records of Klamath County, Oregon,
7 wherein James M. Hardenbrook and Paula Hardenbrook, husband and wife, are grantors,
8 and William Sisemore is trustee; I served a true and correct copy of Trustee's
9 Notice of Sale, certified to as such copy by me, together with notice of sub-
10 stitute service, copy of which is attached hereto, in a sealed envelope, plainly
11 addressed to James M. Hardenbrook, 301 Front Street, Klamath Falls, Oregon 97601,
12 with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath
13 Falls, Oregon, on February 9, 1982.

14 William L. Sisemore
15 William L. Sisemore
16 Attorney for Klamath First Federal Sav-
17 ings and Loan Association

18 Subscribed and Sworn to before me this 9th day of February, 1982.

19 Clower M. Faaney
20 Notary Public for Oregon

21 (SEAL)
22 My Commission Expires: 2-5-85
23
24
25
26

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7229

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601

February 9, 1982

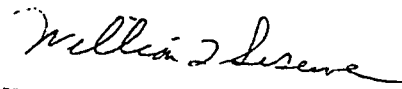
7424
TELEPHONE
AREA CODE 503
882-7229

James M. Hardenbrook
301 Front Street
Klamath Falls, Oregon 97601

Dear Mr. Hardenbrook:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Paula Hardenbrook, a person over the age of 14 years, who resides at your place of abode, on February 8, 1982, at 9:00 a.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

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

7425

STATE OF OREGON, County of Klamath, ss:

I, William L. Sisemore

, being first duly sworn, depose, say and certify that:
At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME

ADDRESS

James M. Hardenbrook

301 Front Street
Klamath Falls, Oregon 97601

Paula Hardenbrook

301 Front Street
Klamath Falls, Oregon 97601

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore

, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on February 4, 1982. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 4th day of February, 1982.

(SEAL)

Carol M. Farney
Notary Public for Oregon. My commission expires 2-5-85.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

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

RE: Trust Deed from

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

(DON'T USE THIS
SPACE! RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instru-
ment was received for record on the
11 day of June, 1982,
at 2:10 o'clock P.M., and recorded
in book/reel/volume No. M. 82 on
page 7420 or as document/fee/file/
instrument/microfilm No. 12649,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Jay M. Dwyer Deputy
Fee 24.00