

18525

TRUSTEE'S NOTICE OF SALE

Vol 1882 Page 18058

Reference is made to that certain trust deed made, executed and delivered by JAMES ROBERT JOHNSON

WILLIAM L. SISEMORE

as grantor, to
 obligations in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION as trustee, to secure certain
 dated August 20, 1980, recorded August 21, 1980, in the mortgage records of
 Klamath County, Oregon, in Book No. M80 at page 15819
 document, fee, etc. instrument, interest, etc. covering the following described real
 property situated in said county and state, to-wit:

Lot 21, Block 3, as shown on the map entitled "TRACT 1120 - 2ND
 ADDITION TO EAST HILLS ESTATES", filed in the office of the County
 Clerk, Klamath County, 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 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:

\$545.00 due November 1, 1981	\$ 319.25 due November 1, 1981
545.00 due December 1, 1981	319.25 due December 1, 1981
545.00 due January 1, 1982	319.25 due January 1, 1982
545.00 due February 1, 1982	319.25 due February 1, 1982
545.00 due March 1, 1982	319.25 due March 1, 1982
545.00 due April 1, 1982	319.25 due April 1, 1982
545.00 due May 1, 1982	319.25 due May 1, 1982
545.00 due June 1, 1982	319.25 due June 1, 1982
545.00 due July 1, 1982	319.25 due July 1, 1982
545.00 due August 1, 1982	319.25 due August 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:

\$71,621.90 plus interest from October 1, 1981

A notice of default and election to sell and to foreclose was duly recorded August 11, 1982, in book
 M82 at page 10380 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the
 21st day of December, 1982, at the hour of 10:30 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 pro-
 ceeding 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" in-
 cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, August 11, 1982.

William L. Sise

Trustee

State of Oregon, County of _____, ss:

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 fore-
 going 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

I hereby certify that I made service of the foregoing trustee's notice of sale upon the individuals and other legal entities to be served, named below, by delivering or leaving true copies of said trustee's notice of sale, certified to be such by the attorney for the trustee, as follows:

Upon James Johnson Personal Service Upon Individual(s)
at 4732 DRIFTWOOD Klamath Falls, OR, by delivering such true copy to him/her, personally and in person,
on 8-16-, 1982, at 3:50 o'clock P.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)**
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____,
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)**
Upon _____, at the office which he/she maintains for the conduct of
business at _____,
by leaving such true copy with _____, the person who
is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name
Upon _____, by
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____ who is a/the
* _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the * _____ thereof;

*Specify registered agent, officer (by title), director, general partner, managing agent.

at _____, on _____, 19____, at _____ o'clock ____M.

DATED _____, 19____

SHERIFF

By _____
DEPUTY

I further certify that I am a competent person 18 years of age or older and
a resident of the state of service or the State of Oregon, and that I am not
a party to nor an officer, director or employee of, nor attorney for any
party, corporate or otherwise; that the person, firm or corporation served
by me is the identical person, firm or corporation named in the action.
DATED 8-16, 1982

SIGNATURE

TYPE OR PRINT NAME

The signature line on the left should be used only by a sheriff or deputy of a county in Oregon; all other servers complete certificate on the right.

The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service on a minor or incompetent person. See ORCP 7D. (2) and 7 D. (3) for complete service methods on particular parties.

** Where substituted or office service is used, the plaintiff, as soon as reasonably possible, shall cause to be mailed a true copy of the summons and complaint to the defendant at the defendant's dwelling house or usual place of abode, together with a statement of the time, date and place at which such service was made. Use SN Form No. 1149 or equivalent.

Affidavit of Publication

18060

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

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

#213 Trustee's Sale-Johnson

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~consecutive~~ consecutive week s ~~days~~

(4 insertion s) in the following issue s:

October 25, 1982

November 1, 1982

November 8, 1982

November 15, 1982

Total Cost: \$202.80

Sarah L. Parsons

Subscribed and sworn to before me this 15th
day of November 19 82

Lita Backe
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NO

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed and
delivered by JAMES ROBERT
JOHNSON, as grantor, to

Trustee, to secure certain obli-
gations in favor of Klamath Falls
FEDERAL SAVINGS AND LOAN
ASSOCIATION, as beneficiary,

dated August 20, 1980, recorded
August 21, 1980, in the mortgage
records of Klamath County, Or-
egon, in volume No. M80, at page
15819, covering the following de-
scribed real property situated in
said county and state, to-wit:

Lot 31, Block 3, as shown on the
map entitled "Tract 1120 - 2ND
ADDITION TO EAST HILLS
ESTATES," filed in the office of
the County Clerk, Klamath
County, State of Oregon.

Both the beneficiary and the
trustee have elected to sell the said
real property to satisfy the obliga-
tions secured by said trust deed
and to foreclose said trust deed by
advertisement and sale; the de-
fault 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:

\$545.00 due November 1, 1981

\$45.00 due December 1, 1981

\$45.00 due January 1, 1982

\$45.00 due February 1, 1982

\$45.00 due March 1, 1982

\$45.00 due April 1, 1982

\$45.00 due May 1, 1982

\$45.00 due June 1, 1982

\$45.00 due July 1, 1982

\$45.00 due August 1, 1982

\$319.25 due November 1, 1981

\$19.25 due December 1, 1981

\$19.25 due January 1, 1982

\$19.25 due February 1, 1982

\$19.25 due March 1, 1982

\$19.25 due April 1, 1982

\$19.25 due May 1, 1982

\$19.25 due June 1, 1982

\$19.25 due July 1, 1982

\$19.25 due August 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 pay-
able, said sums being the follow-
ing, to-wit:

\$71,621.90 plus interest from

October 1, 1981

A notice of default and election to

sell and to foreclose was duly

recorded August 11, 1982, in book

M82 at page 10360 of said mortgage

records, reference thereto hereby

being expressly made.

WHEREFORE, NOTICE

HEREBY IS GIVEN That the

undersigned trustee will on Tues-
day, the 21st day of December,

1982, at the hour of 10:30 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 execu-
tion of said trust deed, to satisfy

the foregoing obligations thereby
secured and the costs and ex-
penses of sale, including a reason-
able charge by the trustee. Notice

is further given that any person
named in Section 86.740 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" in-
cludes 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 suc-
cessor in interest of the

beneficiary named in the trust
deed.

DATED at Klamath Falls, Oregon,
August 11, 1982.

William L. Stencore, Trustee

#213 Oct. 25, Nov. 1, 8, 15, 1982

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

18061

STATE OF OREGON, County of Klamath) ss.

I, William L. Sisemore, being first duly sworn, depose, say and certify that:

I am the trustee in that certain trust deed executed and delivered by James Robert Johnson as grantor to William L. Sisemore as trustee, in which Klamath First Federal Savings and Loan Association, is beneficiary, recorded on August 20, 1980, in book M80 at page 15819 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in said county:

Lot 21, Block 3, as shown on the map entitled "TRACT 1120 - 2ND ADDITION TO EAST HILLS ESTATES", filed in the office of the County clerk, Klamath County, State of Oregon.

I hereby certify that on August 11, 1982 the above described real property was not occupied by any of the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes.

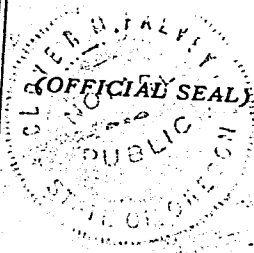
The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

William L. Sisemore
Trustee

Subscribed, sworn to and acknowledged before me this 12th day of August, 1982.

Gore M. Farney
Notary Public for Oregon

My commission expires: 2-5-85



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

18062

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 Robert Johnson

4716 Glenwood
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 August 12, 19 82. 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 12th day of August, 19 82.

(SEAL)

Clayton M. Farnley
Notary Public for Oregon. My commission expires 2-7-85.

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

William L. Sisemore
540 Main St.,
Klamath Falls, Oregon 97601

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

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 20 day of Dec, 19 82, at 8:51 o'clock AM, and recorded in book/reel/volume No. M82 on page 13058 or as fee/file/instrument/microfilm/reception No. 13525, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Clayton M. Farnley Deputy
Fee \$20.00