

22146

TRUSTEE'S NOTICE OF SALE

Vol. 483 Page 5139

Reference is made to that certain trust deed made, executed and delivered by BASIN BUILDING, INC., an Oregon corporation, and AMOS DOLLARD, as grantor, to WILLIAM L. SISEMORE, as trustee, to secure certain obligations in favor of EARNEST G. VAN RHEEN and GRACE VAN RHEEN, husband and wife, as beneficiary, dated October 2, 19 81, recorded October 5, 19 81, in the mortgage records of Klamath County, Oregon, in ~~BOOK~~ volume No. M81, at page 17604, ~~XXXXXX~~ covering the following described real property situated in said county and state, to-wit:

The Northwesternly 50 feet of the Southeasterly 100 feet of Lots 4 and 5, Block 35 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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:

\$255.00 due February 2, 1982
255.00 due March 2, 1982
255.00 due April 2, 1982
255.00 due May 2, 1982
255.00 due June 2, 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:

\$17,000.00, plus interest and late charges.

A notice of default and election to sell and to foreclose was duly recorded June 1, 19 82, in book M82 at page 7346 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 21st day of October, 1982, at the hour of 10:15 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,

June 8, 19 82

William L. Sise

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.

DATED at

Oregon, this

day of

19

Attorney for said Trustee

clerk
28

5140

SHERIFF'S RETURN OF SERVICE

Court Case No. _____

Sheriff's Case No. 82-2712STATE OF OREGON)
County of Klamath) ss.I hereby certify that I received on June 10, 1982 the within:

- ☐ 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 M82 p7346for service on the within named: OCCUPANT(X) SERVED LINDA TAYLORat 629 N. 5th, Klamath Falls, OR 97601() SUBSTITUTE SERVICE - By leaving a true copy with _____ personally and in person.
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 _____

() 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: June 14, 1982 8:30 a.m.TOM DURYEE, Sheriff
Klamath County, OregonBy Karen L. Herman Deputy

SHERIFF'S RETURN OF SERVICE

5141

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 82-2712

I hereby certify that I received on _____ the within:

- () 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 M82 p7346

for service on the within named: OCCUPANT

() SERVED _____ personally and in person.
 at _____

(X) SUBSTITUTE SERVICE - By leaving a true copy with LINDA TAYLOR FOR CHRIS TAYLOR, OCCUPANT,
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: 629 N. 5th, Klamath Falls, OR 97601

() 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: June 14, 1982 8:30 a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By Karen L. Herman Deputy

SHERIFF'S RETURN OF SERVICE

5142

STATE OF OREGON)

Court Case No. _____

) ss.

County of Klamath)

Sheriff's Case No. 82-2712. _____

I hereby certify that I received on June 10, 1982 the within:

- () 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 M82 p7346

for service on the within named: Wanda Dollard

(x) SERVED Wanda Dollard personally and in person.
at 711 Donald, Klamath Falls, OR 97601

() 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

() 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: June 11, 1982 2:00 p.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By Karen L. Herman Deputy

Affidavit of Publication

5143

STATE OF OREGON,
COUNTY OF KLAMATH

55.

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 & 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

#34-Trustee's Notice of Sale-
Basin Building, Inc.

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

~~consecutive and consecutive week days~~

(4 insertion s) in the following issue s: —

August 26, 1982

September 2, 1982

September 9, 1982

September 16, 1982

Total Cost: \$157.20

Sarah L. Parsons

Subscribed and sworn to before me this 16
day of September 19 82

Notary Public of Oregon

My commission expires Jan 15 1986

(COPY OF NOTICE TO BE PASTED HERE) TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by BASIN BUILDING, INC., an Oregon corporation, and AMOS DOLLARD, as grantor, to WILLIAM L. SISEMORE, as trustee, to secure certain obligations in favor of EARNEST G. VAN RHEEN and GRACE VAN RHEEN, husband and wife, as beneficiary, dated October 2, 1981, recorded October 5, 1981, in the mortgage records of Klamath County, Oregon, in volume No. M81 at page 17604, covering the following described real property situated in said county and state, to-wit:

The Northwestern 50 feet of the Southeastly 100 feet of Lots 4 and 5, Block 35 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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:

\$255.00 due February 2, 1982
255.00 due March 2, 1982
255.00 due April 2, 1982
255.00 due May 2, 1982
255.00 due June 2, 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:

\$17,000.00, plus interest and late charges.

A notice of default and election to sell and to foreclose was duly recorded June 10, 1982, in book M82 at page 7345 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 21st day of October, 1982, at the hour of 10:15 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,
June 8, 1982.
William L. Siseamore, Trustee
#34-Aug.26, Sept. 2, 9, 16, 1982

NOTICE OF NONJUDICIAL SALE

5144

RE. BASIN BUILDING, INC., a corporation
TAXPAYER(S)

To the Secretary of the Treasury of the United States:
You are hereby notified of the proposed sale of the following described property:
The Northwesterly 50 feet of the Southeasterly 100 feet of Lots 4 and 5,
Block 35 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the
official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon,

belonging to the above named taxpayer(s), and the following information is given with respect thereto:
1. The proposed sale will be held at 540 Main Street, Room 204
the following terms CASH on April 7, 1983, at 10:00 o'clock A.M., on

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be
enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:
Principal amount \$ 17,000.00
Interest to date of sale \$ 4,080.00
Legal fees \$ 800.00
Selling costs \$ 340.00
Other: Taxes \$ 816.00

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached
hereto, OR
(B) The following information is given with respect to each Notice of Federal Tax Lien:
(i) The Internal Revenue District named thereon:
(ii) Taxpayers Name(s):
Address
(iii) Date of filing lien: ; Place of filing:
☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide
above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:
William L. Sisemore
540 Main Street
Klamath Falls, Oregon 97601
DATED: March 9, 1983

*Provide a detailed description, including location, of the prop-
erty affected by the notice (in case of real property, the street
address, city and State and the legal description contained in the
title or deed to the property and, if available, a copy of the
abstract of title). In case of the sale of perishable property,
include a statement of the reasons the property is believed to
be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath
I, William L. Sisemore ss.
sworn, depose and say: That on March 9, 1983, I notified the Secretary of the Treasury
of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together
with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special
Procedures Section, District Director of Internal Revenue, 1220 S.W. 3rd, Portland, Oregon 97204
Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were
contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in
the United States Registered or Certified Mail at Klamath Falls, Oregon
March 9, 1983, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 9th day of March, 1983
(SEAL) Notary Public for Oregon
My commission expires: 2-5-85

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.
Dated , 19
By
Title:

NOTE—If signed acknowledgement is requested, submit in duplicate.

Return to William L. Sisemore
540 Main St. K.F.

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

5145

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
Gen. Manager
Basin Building, Inc.

ADDRESS

4784 S. 6th Street
Klamath Falls, Oregon 97601

Amos Dollard

4784 S. 6th 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 June 14, 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 11th day of June, 1982.

(SEAL)

James M. [Signature]
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

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

(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 instrument was received for record on the 6th day of April, 1983, at 9:41 o'clock A.M., and recorded in book/reel/volume No. M83 on page 5139 or as fee/file/instrument/microfilm/reception No. 22146, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

By [Signature] Deputy

28.00

890A