

22542

STEVENS-NESSLER LAW PUBLISHING CO. PORTLAND, OREGON

TRUSTEE'S NOTICE OF SALE

Vol. 483 Page 5836

Reference is made to that certain trust deed made, executed and delivered by KENNETH POUND

KLAMATH COUNTY TITLE COMPANY, as grantor, to
obligations in favor of EDWARD C. DORE, JEANNE M. DORE and ROSE G. YOUNG, as trustee, to secure certain
dated December 10, 1980, recorded December 10, 1980, as beneficiary.
Klamath County, Oregon, in book/fee/volume No. M80 at page 23986
documentary fee, notations, and other data.
property situated in said county and state, to-wit:

Lot 6 in Block 2, Mountain Lakes Homesites, Tract No. 1017,
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:

\$45.00 due January 1, 1981, and a like amount on the 1st day of every
month thereafter.

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:

\$4,500.00, plus interest from December 12, 1980, until paid.

A notice of default and election to sell and to foreclose was duly recorded December 2, 1982, in book
M82 at page 16831 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday, the
20th day of April, 1983, 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 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, December 2, 1982.

William Z. Lesman

Successor Trustee

State of Oregon, County of

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

16-00-CL
83 APR 19 AM 10 12

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

5837

STATE OF OREGON, County of Klamath) ss.

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

I am the successor trustee in that certain trust deed executed and delivered by Kenneth Pound
as grantor to Klamath County Title Co. as trustee, in which Edward C. Dore, Jeanne M. Dore
is beneficiary, recorded on December 10, 1980, in book M80 at page 23986 of the mortgage
records of Klamath County, Oregon, covering the following described real property situate in
said county:

Lot 6 in Block 2, Mountain Lakes Homesites, Tract No. 1017,
according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

I hereby certify that on December 2, 19 82, 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
Successor Trustee

Subscribed, sworn to and acknowledged before me this 2nd day of December, 19 82

(OFFICIAL SEAL)

Clower M. Fahey
Notary Public for Oregon

My commission expires: 2-5-85

Affidavit of Publication

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 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

#549 Trustee's Sale-Pound

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

~~XXXXXXXXXXXXXXXXXXXX~~ day 1
(4 insertion s) in the following issue s:

February 23, 1983

March 2, 1983

March 9, 1983

March 16, 1983

Total Cost: \$179.40 paid

Sarah L. Parsons

Subscribed and sworn to before me this 16th
day of March 19 83

[Signature]
Notary Public of Oregon

My commission expires Jan 15 84

(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 KENNETH POUND,
as grantor, to KLAMATH
COUNTY TITLE COMPANY, as
trustee, to secure certain obliga-
tions in favor of EDWARD C.
DORE, JEANNE M. DORE and
ROSE G. YOUNG, as beneficiary,
dated December 10, 1980, re-
corded December 10, 1980, in the
mortgage records of Klamath
County, Oregon, in volume No.
M80 at page 2396, covering the
following described real property
situated in said county and state,
to-wit:

Lot 6 in Block 2, Mountain Lakes
Homesites, Tract No. 1017, ac-
cording 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:

\$45.00 due January 1, 1981, and a
like amount on the 1st day of
every month thereafter.

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:

\$4,500.00, plus interest from De-
cember 12, 1980, until paid.

A notice of default and election to
sell and to foreclose was duly
recorded December 2, 1982, in
book M82 at page 16831 of said
mortgage records, reference
thereto hereby being expressly
made.

WHEREFORE, NOTICE
HEREBY IS GIVEN That the
undersigned trustee will on
Wednesday, the 20th day of April,
1983, at the hour of 10:00 o'clock,
A.M., Standard Time, as
established by Section 187.110,
Oregon Revised Statutes, at
Room 204, 5th 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 suc-
cessors in interest acquired after
the execution of said trust deed,
to satisfy the foregoing obliga-
tions 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 84.760 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" 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, Or.,
even, December 2, 1982.
William L. Sizemore
Successor Trustee
#549 Feb. 23, Mar. 2, 9, 16, 1983

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

1. 5839

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

Kenneth Pound

P. O. Box 41196
Sacramento, California 95841

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

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 December 2, 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.

William L. Sisemore

Subscribed and sworn to before me this 2nd day of December, 1982.

(SEAL)

Evelyn M. FarnumNotary 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 Street
Klamath Falls, Or. 97601

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

16.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 18 day of April, 1983, at 10:12 o'clock AM, and recorded in book/reel/volume No. M83 on page 5836 or as fee/file/instrument/microfilm/reception No. 22542, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Jane Lewis Deputy