

OL

23580

AMENDED
TRUSTEE'S NOTICE OF SALE

Vol. 1783 Page 7612

Reference is made to that certain trust deed made by DONALD VANDERHOFF and BETTY JUNE VANDERHOFF

WILLIAM L. SISEMORE

as grantor, to

in favor of TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., an Oregon Corporation, as trustee,

dated October 6, 1980, recorded October 9, 1980, in the mortgage records of

Klamath County, Oregon, in Book M80 at page 19691

by and instrument, in and to said county, covering the following described real

property situated in said county and state, to-wit: (beneficiary's interest assigned by instrument recorded Oct. 9, 1980, in Book M80 at page 19693)

Lot 9, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, LESS portion heretofore conveyed to State of Oregon for highway purposes.

ALSO: Commencing at the Southeast corner of Lot 7, Block 203 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Northerly along the East line of said Lot a distance of 34 feet to a point; thence Westerly parallel with the South line of said Lot a distance of 40 feet; thence Southerly a distance of 34 feet to the South line of said Lot; thence East a distance of 40 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 a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$130.00 due July 6, 1982, and a like amount on the 6th day of each month thereafter.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$13,000.00, plus interest and late charges

WHEREFORE, notice hereby is given that the undersigned trustee will on May 18, 1983, 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 proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED January 6, 1983.

William L. Sise

Trustee

State of Oregon, County of Klamath

ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740(2) or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE:

83 MAY 15 PM 3 31

40-0000

7613

NOTICE OF NONJUDICIAL SALE

RE DONALD VANDERHOFF and BETTY JUNE VANDERHOFF
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: * Lot 9, Block 203, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, LESS portion heretofore conveyed to State of Oregon for highway purposes. ALSO: Commencing at the Southeast corner of Lot 7, Block 203 of MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running thence Northerly along the East line of said Lot a distance of 34 feet to a point; thence Westerly parallel with the South line of said Lot a distance of 40 feet; thence Southerly a distance of 34 feet to the South line of said Lot; thence East a distance of 40 feet to the point of beginning,

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at Room 204, 540 Main Street, Klamath Falls, Oregon on May 5, 19 83, at 10:00 o'clock A.M., on the following terms

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	\$ 13,000.00
Interest to date of sale	\$ 1,300.00
Legal fees	\$ 500.00
Selling costs	\$ 375.00
Other:	\$

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

NAME

540 Main Street

NUMBER and STREET

Klamath Falls, Oregon 97601

CITY, STATE, ZIP

DATED: December 21, 19 82

*Provide a detailed description, including location, of the property 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 ss.

I, William L. Sisemore, being first duly sworn, depose and say: That on January 6, 19 83, 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, all in conformity with Reg. § 301.7425-3(d)(1), 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, on January 6, 19 83, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 6th day of January, 19 83.

(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.

7614

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

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

Donald Vanderhoff

358 Ridgecrest Dr.,
Klamath Falls, Oregon 97601

Betty June Vanderhoff

358 Ridgecrest Dr.,
Klamath Falls, Oregon 97601

Chief, Special Procedures Section
District Director of Int. Rev.

1220 S. W. 3rd
Portland, Oregon 97204

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 January 6, 1983. 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 6th

day of January, 1983

(SEAL)

Clarence M. Talley

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

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

AFTER RECORDING RETURN TO

Wm. L. Sisemore
540 Main St.
Klamath Falls, Or.

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. . Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SHERIFF'S RETURN OF SERVICE

7615

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 82-5727

I hereby certify that I received on December 22, 1982 the within:

- () Summons & Compiant () 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 Vol. No. M80, Page No. 19691
Book M80, Page 19693
for service on the within named: Klamath Basin Collection

() 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: _____

(X) OFFICE SERVICE - By leaving a true copy with Linda Peil, Secretary/Treasurer for Klamath
Basin Collection Service, Inc.
the person in charge of the office maintained for the conduct of business by
131 S. 6th St., Klamath Falls, Oregon 97601

() 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: December 23, 1982, 9:30a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By  Deputy

SHERIFF'S RETURN OF SERVICE

7616

STATE OF OREGON)

) ss.

County of Klamath)

Court Case No. _____

Sheriff's Case No. 82-5727

I hereby certify that I received on December 22, 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 Vol No. M80, Page 19691
 for service on the within named: Betty June Vanderhoff
 Book M80, Page 19693

(X) SERVED Betty June Vanderhoff personally and in person.
 at 358 Ridgcrest Drive, Klamath Falls, Oregon 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: December 27, 1982, 10:08a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By


 Deputy

7617

SHERIFF'S RETURN OF SERVICE

Court Case No. _____

Sheriff's Case No. 82-5727STATE OF OREGON)
County of Klamath)I hereby certify that I received on December 22, 1982 ss.() 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 Vol. No. M80, Page No. 19691
Book M80, Page 19693
for service on the within named: Donald Vanderhoff

SERVED _____

at _____ personally and in person.
(XX) SUBSTITUTE SERVICE - By leaving a true copy with Betty June Vanderhoff for Donald Vanderhoff
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: 358 Ridgcrest Drive, Klamath Falls, Oregon 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 _____

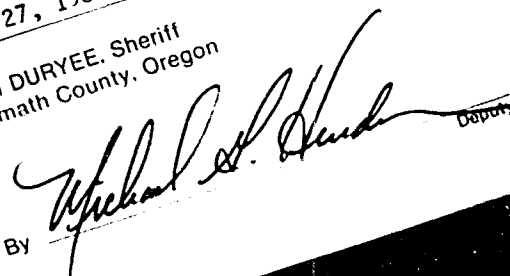
() OTHER METHOD _____

() 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: December 27, 1982, 10:08a.m.TOM DURYEE, Sheriff
Klamath County, Oregon

By


Deputy

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 83-105

I hereby certify that I received on January 6, 1983 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) Trustees Notice of Sale (M80, Page 19691) M80, Page 19693)

for service on the within named: Klamath Basin Collection Service

() 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 Linda Piel, Corporate Secretary 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: January 7, 1983, 9:22a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By

 Deputy

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

4 I, William L. Sisemore, certify that I am attorney for Town and Country Mort-
5 gage and Investment Co., an Oregon Corporation, Beneficiary under that certain
6 Trust Deed October 9, 1980, in the mortgage records of Klamath County, Oregon,
7 in Vol. No. M80 at page 19691, wherein Donald Vanderhoff and Betty June Vanderhoff,
8 are Grantors, and William L. Sisemore is Trustee; I served a true and correct
9 copy of Trustee's Notice of Sale, certified to as such copy by me, together with
10 notice of substitute service, copy of which is attached hereto, in a sealed
11 envelope, plainly addressed to Donald Vanderhoff, 358 Ridgecrest Drive, Klamath
12 Falls, Oregon 97601, with postage fully prepaid, and deposited the same in the
13 U. S. Mail at Klamath Falls, Oregon, on January 5, 1983.

14 William L. Sisemore
15 William L. Sisemore
16 Attorney for Town and Country Mortgage
17 and Investment Co.
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WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601

7620

TELEPHONE
AREA CODE 503
862-7229

January 5, 1983

Donald Vanderhoff
358 Ridgecrest Drive
Klamath Falls, Oregon 97601

Dear Mr. Vanderhoff:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute serviceon Betty June Vanderhoff, a person over the age of 14 years of age who resides at your place of abode, on December 27, 1982, at 10:08 a.m.

Very truly yours,

William L. Sisemore

William L. Sisemore

WLS/f
encl.

Affidavit of Publication

7621

STATE OF OREGON,
COUNTY OF KLAMATH

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

#667-Trustee's Sale-

Vanderhoff

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

~~insertions and no other copies were printed~~

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

Mar. 28, 1983

April 4, 1983

April 11, 1983

April 18, 1983

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 18th
day of April 19 83

John Dacka
Notary Public of Oregon

My commission expires June 15 19 84

(COPY OF NOTICE TO BE PASTED HERE)

AMENDED
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made by DONALD
VANDERHOFF and BETTY
JUNE VANDERHOFF, as grant-
or, to WILLIAM L. SISEMORE,
as trustee, in favor of TOWN
AND COUNTRY MORTGAGE
AND INVESTMENT CO., an
Oregon Corporation, as
beneficiary, dated October 6,
1980, recorded October 9, 1980, in
the mortgage records of Klamath
County, Oregon, in volume No.
M83 at page 1691, covering the
following described real property
situated in said county and state,
to-wit:

(beneficiary's interest assigned
by instrument recorded Oct. 9,
1980, in Book M80 at page 19473)
Lot 9, Block 203, MILLS SECOND
ADDITION TO THE CITY OF
KLAMATH FALLS, in the County
of Klamath, State of Oregon,
LESS portion heretofore conveyed
to State of Oregon for highway
purposes ALSO: Commencing at
the Southeast corner of Lot 7,
Block 203 of MILLS SECOND
ADDITION TO THE CITY OF
KLAMATH FALLS, OREGON,
and running thence Northerly
along the East line of said Lot a
distance of 34 feet to a point;
thence Westerly parallel with the
South line of said Lot a distance
of 40 feet; thence Southerly a
distance of 34 feet to the South
line of said Lot; thence East a
distance of 40 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 a notice of default has
been recorded pursuant to Section
86.73(3) of Oregon Revised Stat-
utes. The default for which the
foreclosure is made is grantor's
failure to pay when due the

following sums:
\$130.00 due July 4, 1982, and a like
amount on the 4th day of each
month thereafter;
by reason of said default the
beneficiary has declared all ob-
ligations secured by said trust
deed immediately due and pay-
able, said sums being the follow-
ing to-wit:

\$13,000.00, plus interest and late
charges

WHEREFORE, notice hereby is
given that the undersigned trust-
ee will on May 24, 1983, at the
hour of 10:30 o'clock A.M.,
Standard Time, as established by
Section 86.710, 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
of the highest bidder for cash the
interest in the said described real
property which the grantor had or
claim 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 86.736 of Oregon Revised
Statutes has the right to have the
foreclosure proceeding dismissed
if the trust deed reinstated by
the beneficiary of the
foreclosure then due (other
than each portion of said prin-
cipal sum which would not then be due
if no default occurred) together
with interest and trustee's and
attorney's fees are paid by
him, at any time prior to five
days before the date set for said
sale.

In complying with this notice, the
foreclosing lender includes the
beneficiary and the trustee. The
foreclosing lender includes the plural
the grantor and includes any
successors in interest to the
grantor and any other
persons owing an obligation. The
foreclosing lender includes the
beneficiary and the trustee.
WITNESSED my hand and
seal this 18th day of April, 1983.

STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for
record on the 16th day of May A.D., 1983 at 3:31 o'clock P M
and duly recorded in Vol M83, of 4 Mortgages on page 7612

EVELYN BIEHN COUNTY CLERK
by Sue Lewis Deputy

FEE \$40.00