

OL 5
25386

TRUSTEE'S NOTICE OF SALE

Vol. 483 Page 10600

Reference is made to that certain trust deed made by JAMES R. TITUS and FREDIA J. TITUS, husband and wife,

WILLIAM L. SISEMORE, as trustee,
in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary,
dated March 3, 1982, recorded March 3, 1982, in the mortgage records of

Klamath County, Oregon, in book No. M82 at page 2701.
~~by title instrument (indicate book)~~ covering the following described real

property situated in said county and state, to-wit: A portion of Lot 6 of the "400 Subdivision" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 6 of "400 Subdivision", thence South 89°34' East 35 feet to the true point of beginning, thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 742 feet more or less to the Westerly right of way line of the Southern Pacific Railroad, thence along said right of way line South 36°30' East, 573 feet more or less to the Southeast corner of said Lot 6, thence North 89°34' West, 1055 feet more or less 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:

\$1,000.00 due August 25, 1982, and a like amount on the 25th 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:

\$80,000.00, plus interest from July 1, 1982.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 7, 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, Klamath Falls, Klamath 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 March 7, 1982

William L. SiseMORE

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 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:

03 JUL 5 PM 4 15

16.0026

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

10601

STATE OF OREGON, County of Klamath) ss.

I, William L. Sisemore

, being first duly sworn, depose, say and certify that:

I am the FREDIA J. TITUS, husband trustee in that certain trust deed executed and delivered by JAMES R. TITUS and wife as grantor to WILLIAM L. SISEMORE as trustee, in which KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is beneficiary, recorded on March 3, 1982, in book M82 at page 2701 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in said county:

A portion of Lot 6 of the "400 Subdivision" according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

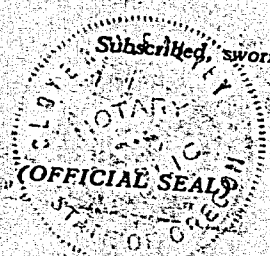
Beginning at the Southwest corner of Lot 6 of "400 Subdivision", thence South 89°34' East 35 feet to the true point of beginning, thence North parallel with the West lot line of said Lot 6, 480 feet, thence East 742 feet more or less to the Westerly right of way line of the Southern Pacific Railroad, thence along said right of way line South 36°30' East, 573 feet more or less to the Southeast corner of said Lot 6, thence North 89°34' West, 1055 feet more or less to the point of beginning.

I hereby certify that on March 7, 19 83, 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 7th day of March, 19 83

Clous M. Farvey

Notary Public for Oregon

My commission expires: 2-5-85

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

Affidavit of Publication

10602

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

#819 Trustee's Sale-Titus

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four
successive and consecutive week s ~~days~~
(4 insertion s) in the following issue s: —

May 12, 1983

May 19, 1983

May 26, 1983

June 2, 1983

Total Cost: \$171.60

Sarah L. Parsons

Subscribed and sworn to before me this 2nd
day of June 19 83

Debra Backa
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 by JAMES R.
TITUS and FREDERICK TITUS,
husband and wife, as grantor, to
WILLIAM L. SISEMORE, as
trustee, in favor of KLAMATH
FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION, as
beneficiary, dated March 3, 1982,
recorded March 4, 1982, in the
mortgage records of Klamath
County, Oregon, in volume No.
10, at page 240, covering the
following described real property
situated in said county and state,
to-wit:
A portion of Lot 6 of the "400
Subdivision" according to the
official plat thereof on file in the
office of the County Clerk of
Klamath County, Oregon, more
particularly described as follows:
Beginning at the southwest cor-
ner of Lot 6 of "400 Subdivision"
thence South 89° 04' East 34 feet to
the true point of beginning;
thence North parallel with the
West lot line of said Lot 6, 400
feet thence East 742 feet more or
less to the Westerly right of way
line of the Southern Pacific
Railroad, thence along said right
of way line South 36° 00' East 372
feet more or less to the Southeast
corner of said Lot 6, thence North
36° 00' East 372 feet more or less
to the point of beginning.
The said real property is subject to
the obligations secured by said trust
deed and a notice of default has
been recorded pursuant to Section
86.735 of Oregon Revised Statutes.
The default for which the
foreclosure is made is grantor's
failure to pay when due the
following sums:
\$1,000.00 due August 25, 1982, and
a like amount on the 25th 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:
\$80,000.00, plus interest from July
1, 1982, to July 1, 1983.
WHEREFORE, notice hereby is
given that the undersigned trustee
will on July 7, 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 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 86.740 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 prin-
cipal 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" in-
clude their respective successors
in interest.
DATED at Klamath Falls, Oregon,
this 2nd day of June, 1983.
WILLIAM L. SISEMORE, Trustee

10603

STATE OF OREGON, County of Klamath, ss:
 AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
 SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

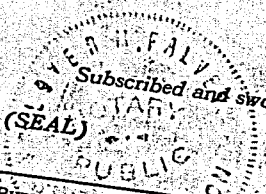
I, William L. Sisemore, being first duly sworn, depose, say and certify that:
 At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person
 over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original
 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
 James R. Titus
 Fredia J. Titus
 David W. Whitley
 Christel J. Whitley

ADDRESS
 6309 Harlan Drive, Klamath Falls, Oregon 97601
 6309 Harlan Drive, Klamath Falls, Oregon 97601
 P. O. Box 5128, Klamath Falls, Oregon 97601
 P. O. Box 5128, 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 March 7, 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 corpo-
 ration and any other legal or commercial entity.



Subscribed and sworn to before me this 7 day of March, 1983

Cloum 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

TO	Grantor
	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 5th day
 of July, 1983,
 at 4:15 o'clock P.M., and recorded
 in book/reel/volume No. M83 on
 page 10600 or as fee/file/instru-
 ment/microfilm/reception No. 25385,
 Record of Mortgages of said County.
 Witness my hand and seal of
 County affixed.

Evelyn Biehn County Clerk
 NAME
 By John Lewis TITLE
 Fee \$16.00 Deputy