

TRUSTEE'S INSTRUCTIONS

STATE OF OREGON,)
) ss.
County of Klamath)

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I, the undersigned Trustee, being first duly sworn, depose and say:
The person to be served named below is any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed described in said Notice of Sale, if such lien or interest appears of record or the trustee or the beneficiary has actual notice of such lien or interest.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3), upon the following person or persons:

<u>Name of Person to be Served</u>	<u>Property Address</u>
1. Any officer of Highland Community Federal Credit Union	3737 Shasta Way Klamath Falls OR 97601
2. Any officer of Klamath Publishing Company dba Herald & News	1301 Esplanade Ave. Klamath Falls OR 97601
3. Any officer of Certified Mortgage Company	836 Klamath Ave. Klamath Falls OR 97601

Service must be made at least 90 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is May 1, 1983.
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William M. Ganong
William M. Ganong - Successor Trustee

Subscribed and sworn to before this 18th day of March, 1983.

(SEAL)

Bernice D. Krapp
Notary Public for Oregon
My commission expires: 3-13-84

PROOF OF SERVICE

STATE OF OREGON, County of Klamath) ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

1. Upon Highland Community Federal Credit Union, by delivering such true copy to BOB DILDAY who is the LOAN OFFICER thereof, at 3737 Shasta Way, Klamath Falls, Oregon, on March 23, 1983, at 3:08 o'clock P.M.;

2. Upon Klamath Publishing Company, by delivering such true copy to ELAINE BRANHAM who is the Legal Notice Officer thereof, at 1301 Esplanade Avenue, Klamath Falls, Oregon on March 23, 1983, at 2:48 o'clock P.M.; and

3. Upon Certified Mortgage Company, by delivering such true copy to Richard Marlett who is the Loan officer thereof, at 836 Klamath Avenue on March 23, 1983, at 2:29 o'clock P.M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.

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Paul A. Gindera

Subscribed and sworn to before me this 26 day of March, 1983.

(SEAL)

William M. Gannon

Notary Public for Oregon

My Commission expires: 11-2-84



Return to:

**WILLIAM M. GANNON
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601**

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PROOF OF TRUSTEE'S NOTICE
OF SALE ON OCCUPANT

STATE OF OREGON, County of Klamath)ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individuals

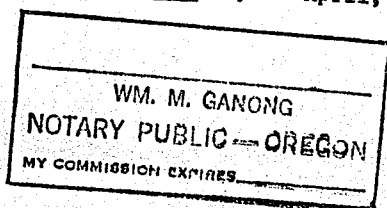
- Parcel #1: Upon Deborah Berry, by delivering such true copy to her personally and in person, at 3450 Altamont Drive, Klamath Falls, Oregon, on March 25, 1983, at 1:52PM.
- Parcel #2: Upon Jim Cuff, by delivering such true copy to him personally and in person, at 5506 Altamont Drive, Klamath Falls, Oregon, on March 23, 1983, at 3:45PM.
- Parcel #3: The property, located at 1007 Applewood, Klamath Falls, Oregon, is unoccupied.
- Parcel #5: Upon Raymond Nalley, Jr., by delivering such true copy to him personally and in person, at 5615 Cottage, Klamath Falls, Oregon, on March 23, 1983, at 5:10 PM.
- Parcel #6: The property, located at 1101 Kane Street, Klamath Falls, Oregon, is unoccupied.
- Parcel #7: Upon each of the following said persons by delivering such true copy to him/her personally and in person:
 A. Jerry Madden, Jr., at 2138 Wantland, Klamath Falls, Oregon, on March 23, 1983, at 2:38 PM;
 B. Robert Gilbert, at 2144 Wantland, Klamath Falls, Oregon, on April 4, 1983, at 11:58 PM;
 C. Donna Fanning, at 2150 Wantland, Klamath Falls, Oregon, on March 23, 1983, at 4:18 PM;
 D. Cyrille DuDoit, at 2154 Wantland, Klamath Falls, Oregon, on March 29, 1983, at 11:10 AM; and
 E. Rosie Palmer, at 2142 Wantland, Klamath Falls, Oregon, on March 23, 1983, at 4:20 PM.
- Parcel #8: Upon Jerry Tester, by delivering such true copy to him personally and in person, at 4176 Adelaide, Klamath Falls, Oregon, on March 23, 1983, at 3:25 PM.
- Parcel #9: Upon Wendy Purnell, by delivering such true copy to her personally and in person, at 3515 Summers Lane, Klamath Falls, Oregon, on March 23, 1983, at 8:10 PM.
- Parcel #10: The property, located at the corner of Conger and California Avenues, Klamath Falls, Oregon, is vacant.
- Parcel #11: Upon Janet Keeney, by delivering such true copy to her personally and in person, at 2027 Oregon Avenue, Klamath Falls, Oregon, on March 23, 1983, at 4:30 PM.

Subscribed and Sworn to before me
this 22 day of April, 1983.

Ted L. Lindow
Ted L. Lindow

William M. Ganong
Notary Public for Oregon
My Commission expires: 11-2-82

Return to:



WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OREGON

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by BARRY PURNELL, AKA BARRY W. PURNELL

WILLIAM L. SISEMORE, as grantor, to
 in favor of CERTIFIED MORTGAGE COMPANY, as trustee,
 dated January 8, 1982, recorded February 10, 1982, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-82 at page 1756,
 fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

See Exhibit "A" attached hereto and incorporated herein.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law
 1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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:

Monthly installments in the amount of \$975.00 each which were due and payable on
 December 8, 1982, and January 8, February 8, and March 8, 1983; together with late
 charges totaling \$351.00.

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: Principal sum of \$59,605.01 together with
 interest thereon at the rate of 19.5% per annum from November 8, 1983, until paid; plus
 late charges in the sum of \$351.00.

WHEREFORE, notice hereby is given that the undersigned trustee will on August, 9, 1983,
 at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at the front steps of the Courthouse
 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 obligation
 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 obli-
 gation, 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 18, 1983.

William M. Ganong
 Successor 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:

EXHIBIT A

PARCEL 1

The North 75 feet of Lot 3, Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

PARCEL 2

Tract 27, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following: Beginning at the Northeast corner of Lot 27, ALTAMONT SMALL FARMS, a platted subdivison in Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°11' West a distance of 330 feet to the Southeast corner of said Lot 27; thence North 99°46' West a distance of 10 feet; thence North 0°11' East a distance of 330 feet to the North line of said Lot 27; thence South 88°46' East a distance of 10 feet to the point of beginning, being a strip of land 10 feet wide along East edge of Lot 27, conveyed to Klamath County.

PARCEL 3

Lot 81, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath, State of Oregon.

PARCEL 4

Not Included.

PARCEL 5

Lot 79, PLEASANT HOME TRACTS No. 2, in the County of Klamath, State of Oregon.

PARCEL 6

Lot 48 and a portion of Lot 49, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 49; thence North 51.47 feet; thence Westerly 146.85 feet; thence Southwesterly 162.94 feet to a point 28.55 feet North of the Southwest corner of Lot 49; thence South 28.55 feet to the Southwest corner of Lot 49; thence Easterly 308 feet to the point of beginning.

PARCEL 7

Lots 2, 3 and 4, Block 211, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 8

Lot 4, Block 4, SHADOW HILLS NO. 1, TRACT NO. 1031, in the County of Klamath, State of Oregon.

PARCEL 9

Beginning at a point in the Westerly boundary of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 2, 3, 10 and 11 of said township and as marked on the ground by an iron pin driven therein bears North $0^{\circ}13\frac{1}{2}'$ West 1920.0 feet distant; and running thence North $89^{\circ}42'$ East, 300 feet, more or less to a point in the center line of the U.S. Klamath Project No. 1 C-9-A Drain; thence Northerly along the center line of said drain to a point 150 feet North at right angles to the last course herein described; thence South $89^{\circ}42'$ West a distance of 240 feet, more or less, to the Westerly boundary of said Section 11; thence South $0^{\circ}13\frac{1}{2}'$ East along said Westerly boundary 150 feet to the said point of beginning, being a portion of the $N\frac{1}{2}SW\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

PARCEL 10

That portion of Lot 8 in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South $65^{\circ}26'$ East 135 feet from stone monument in center of the Northerly end of Conger Ave.; thence South $57^{\circ}44'$ East 99 feet along the East side of said Avenue; thence North $48^{\circ}28'$ East 80 feet along North side of Avenue; thence South $48^{\circ}45'$ East 5 feet; thence North $41^{\circ}15'$ East 24 feet; thence Northwesterly to a point North $23^{\circ}15'$ East 104 feet from point of beginning; thence South $23^{\circ}15'$ West 104 feet to the point of beginning.

Beginning at a point on the Northwesterly line of Lot 5, Block 104, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, as shown on the duly recorded supplemental map thereof, in the county of Klamath, State of Oregon, which point is North $48^{\circ}28'$ East 80 feet; South $48^{\circ}45'$ East 5.0 feet and North $41^{\circ}15'$ East 24 feet from the most Southerly corner of C.R. Leighton property conveyed to him by Deed recorded March 28, 1921 in Book 55 at page 518; thence North $41^{\circ}15'$ East along the Northwesterly line of said Lot 5, to the Westerly line of California Avenue; thence North along the Westerly line of said California Avenue, 16.8 feet to the most Southerly corner of N.D. Ginsbach property as conveyed to him by Deed recorded August 25, 1921 in Book 57, page 125; thence following the N.D. Ginsbach's Southerly lines, North $63^{\circ}33'$ West 101.5 feet; thence North $13^{\circ}33'$ West 40.2 feet; thence West 30 feet; thence North 6 feet; thence leaving N.D. Ginsbach property line, West to the Southeasterly line of Stanford Street; thence South $23^{\circ}15'$ West to a point which is North $23^{\circ}15'$ East 104

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Order No. 38-25808
Exhibit A continued

feet from the Northerly line of Conger Avenue, said point being the most Northerly corner of said C.R. Leighton property; thence Southerly to the point of beginning, being a part of Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 11

Lot 13, Block 72, BUENA VISTA ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

Rerecorded to put into Mortgages.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 19 day of August A.D. 19 83
at 9:35 o'clock A M, and duly
recorded in Vol. M83 of MTGES
age 13941

EVELYN BIEHL, County Clerk

By [Signature] Deputy

Fee no fee

INDEXED

[Signature]

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 9th day of AUG A.D. 19 83
at 11:16 o'clock A M, and duly
recorded in Vol. M83 of DEEDS
Page 13141

EVELYN BIEHL, County Clerk

By [Signature] Deputy

Fee 28.00

