

29458

## TRUSTEE'S NOTICE OF SALE

Vol. M82 Page 17727

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Reference is made to that certain trust deed made by WILLIAM J. SCHERMER and MARY M. HANSON,  
husband and wife, as grantor, to  
MOUNTAIN TITLE COMPANY as trustee,  
in favor of HARVEY W. HOUSTON and MARY L. HOUSTON, husband and wife, as beneficiary,  
dated November 9, 1982, recorded November 10, 1982, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M82 at page 15056  
~~for the instrument, and for the description of~~  
property situated in said county and state, to-wit:

Lot 4 in Block 50, HOT SPRINGS 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 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:

\$290.51 due on February 10, 1983, and a like payment on the 10th 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:

\$7,966.84, plus interest from February 22, 1983.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 18, 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  
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 June 7, 1983

William J. Schermer  
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

SERVE: \_\_\_\_\_

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.

83 OCT 17 AM 9 52

ck  
16.00

17728

PROOF OF SERVICE

STATE OF OREGON )

County of Klamath )

William J. Schermer and Mary M. Hanson  
Mountain Title  
Harvey Houston and Mary Houston

I hereby certify that I made service of the foregoing Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering or leaving true copies of said Trustee's Notice of Sale mentioned therein, certified to be such by the attorney for the plaintiff, as follows:

Personal Service Upon Individual(s)

Upon John Andersch, by delivering such true copy to him personally and in person, at Skyview Satellite and Spas, Jefferson Square Mall, Klamath Falls, Oregon, on June 8, 1983 at 2:40 PM.

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.

Dated June 8, 1983



Ted L. Lindow



# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

17729

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

#170-Trustee's Notice of Sale-

Schermer

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

~~successive and consecutive weeks~~ today

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

Aug. 30, 1983

Sept. 6, 1983

Sept. 13, 1983

Sept. 20, 1983

Total Cost: \$156.00

Sarah L. Parsons

Subscribed and sworn to before me this 20  
day of September 1983

Lita Paraska  
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by WILLIAM J. SCHERMER and MARY M. HANSON, husband and wife, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of HARVEY W. HOUSTON and MARY L. HOUSTON, husband and wife, as beneficiary, dated November 9, 1982, recorded November 10, 1982, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M82 at page 15056, covering the following described real property situated in said county and state, to-wit: Lot 4 in Block 50, HOT SPRINGS 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 a notice of default has been recorded pursuant to Section 86.735(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:

\$290.51 due on February 10, 1983, and a like payment on the 10th 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:

\$7,966.84, plus interest from February 22, 1983.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 18, 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 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 June 7, 1983  
William L. Sisemore  
Successor Trustee  
#170-Aug. 30, Sept. 6, 13, 20, 1983



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

17730

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

William J. Schermer

220 Pine Street  
Klamath Falls, Oregon 97601

Mary M. Hanson

883 Russet  
Sunnyvale, California 94087

John Michael Andersch

1015 Pacific Terrace  
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 8, 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 8<sup>th</sup> day of June, 1983.

(SEAL)

Claver 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

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.)

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 17<sup>th</sup> day of October, 1983, at 9:52 o'clock A.M., and recorded in book/reel/volume No. M. 83 on page 17727 or as fee/file/instrument/microfilm/reception No. 29457, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$16.00