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45966

TRUSTEE'S NOTICE OF SALE

Vol. 148 Page 2367

85 FEB 15 P3:17

Reference is made to that certain trust deed made by EUGENE C. JACOBSON and JANET G. JACOBSON,
husband and wife, _____, as grantor, to

WILLIAM SISEMORE _____, as trustee,

in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION _____, as beneficiary,

dated November 23, 1979, recorded November 26, 1979, in the mortgage records of

Klamath County, Oregon, in book/reel/volume No. M79 at page 27425,

~~for the purpose of financing the purchase of~~ ~~the following described real~~

property situated in said county and state, to-wit:

Lot 3 in Block 1 of Bryant Tracts, 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:

\$440.00 due on March 20, 1984; and a like amount on the 20th 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:

\$37,487.76, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 19, 1985,
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 October 5, 1984

William S. Sismore

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 86.749(2) or ORS 86.750(1), fill in opposite
the name and address of party to be served.

SERVE:

OK
1/26

CERTIFICATE OF SERVICE

2368

Court Case No. None

Office Case No. #84-743

I hereby certify that I received on 10-5-84 the within:

- () Summons & Complaint () Show Cause Order () Complaint () Motion
 () Summons & Petition () Small Claim () Petition () Notice
 () Writ of Garnishment () Affidavit () Subpoena () Order
 () Restraining Order () Citation () Summons
 () Order of Appearance (X) Trustees Notice of Sale

for service on the within named: Eugene C. & Janet Jacobson

(X) SERVED Eugene C. & Janet Jacobson personally and in person.

At 4032 Shasta Way

() SUBSTITUTE SERVICE - By leaving a true copy with _____
 a person over the age of fourteen at the usual place of abode.

() OFFICE SERVICE - By leaving a true copy with _____
 the person in charge of the office maintained for the conduct of
 business by _____

() OTHER METHOD _____

() NOT FOUND - Reason for non-service _____

All search and service was made within Klamath County
 State of Oregon

DATE AND TIME OF SERVICE OR NOT FOUND: 10-6-84 5:25 p.m.

Mary's Process Service

BY: Charlene Callier

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

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

STATE OF OREGON)
) ss.
County of Klamath)

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

At all times mentioned herein 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 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 first-class mail and by certified mail, return receipt requested, to each of the following persons or their legal representatives, if any, to-wit:

NAME	ADDRESS
Arthur M. Jacobson	4860 East Main, J9, Mesa, Arizona 85205
Beverly A. Jacobson	4860 East Main, J9, Mesa, Arizona 85205

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 knowledge, and any person including the Department of Revenue or any other state agency having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest and any person requesting notice as provided by 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 the 5th day of October, 19 84. 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.

SUBSCRIBED AND SWORN to before me this 5th day of October, 19 84.

Clara M. Faervey
Notary Public for Oregon

My Commission expires: 2-5-85

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

2370

(COPY OF NOTICE TO BE PASTED HERE)

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
#450-Trustee's Sale - Jacobson

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

~~successive and consecutive weeks & days~~

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

December 27, 1984

January 3, 1985

January 10, 1985

January 17, 1985

Total Cost: \$199.52

Sarah L. Parsons

Subscribed and sworn to before me this 17
day of January 1985

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

Ret: W L Sismore
540 Main
KFB

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by EUGENE C. JACOBSON and JANET G. JACOBSON, husband and wife, as grantor, to WILLIAM SISEMORE, as trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary, dated November 25, 1979, recorded November 26, 1979, in the mortgage records of Klamath County, Oregon, in book/roll/volume No. M79 at page 27425, covering the following described real property situated in said county and state, to-wit:
Lot 3 in Block 3 of Bryant Tracts, 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:
\$440.00 due on March 20, 1984, and a like amount on the 20th 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:
\$37,487.76, plus interest and late charges.
WHEREFORE, notice hereby is given that the undersigned trustee will on February 19, 1985, 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 or 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 October 5, 1984
William Sismore
Trustee
#450-Dec. 27, 1984; Jan. 3, 10, 17, 1985

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

on this 15th day of February A.D. 1985
at 3:17 o'clock P M, and duly
recorded in Vol. M85 of Mortgages
Page 2367

EVELYN BIEHN, County Clerk
By Pam Smith Deputy

Fee 17.00