

49589

TRUSTEE'S NOTICE OF SALE

Vol. 1985 Page 8512

Reference is made to that certain trust deed made by WILLIAM SISEMORE husband and wife, as grantor, to REX L. ANDERSON and DIANE ANDERSON, as trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary, dated October 16, 1978, recorded October 26, 1978, in the mortgage records of Klamath County, Oregon, in book 100 and page 24093, covering the following described real property situated in said county and state, to-wit:

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, (continued on reverse side)

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:

\$276.00 due on July 25, 1984, and a like amount due 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:

\$21,670.22, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 11, 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 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 February 5, 1985 William J. Lane 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.

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:

Attorney for said Trustee

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L. 8513

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in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following-described property: Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

8514

(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

#737 - Trustee's Notice of Sale -

Anderson

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

~~successive and consecutive weeks or days,~~

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

April 18, 1985

April 25, 1985

May 2, 1985

May 9, 1985

Total Cost: \$252.72

Sarah L. Parsons

Subscribed and sworn to before me this 9th
day of May 19 85

[Signature]
Notary Public of Oregon

My commission expires Jan 15 1986

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by REX L. ANDERSON and DIANE ANDERSON, husband and wife, as grantor, to WILLIAM SISEMORE, as trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary, dated October 16, 1978, recorded October 26, 1978, in the mortgage records of Klamath County, Oregon, in book No M78 at page 24093, covering the following described real property situated in said county and state, to-wit:

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following-described property: Beginning at the point on the Southerly line of Grant Street Northwesterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place 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:

\$276.00 due on July 25, 1984, and a like amount due on the 25th day of each month thereafter. By reason of said default the beneficiary has declared all obligations secured by the said trust deed immediately due and payable, said sums being the following, to-wit: \$21,670.22, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 11, 1985, at the hour of 10:00 o'clock, AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Room 204, 340 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 two (other than such portion of the 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 February 5, 1985
William L. Sisemore
Trustee
#737-April 18, 25, May 2, 9, 1985.

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

8515

STATE OF OREGON, County of Klamath) ss.

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

I am the trustee in that certain trust deed executed and delivered by REX L. ANDERSON and DIANE ANDERSON, husband and wife, as grantor to WILLIAM SISEMORE as trustee, in which KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is beneficiary, recorded on October 26, 1978, in book M78 at page 24093 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in said county:

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, in the County of Klamath, State of Oregon, SAVING AND EXCEPTING the following-described property: Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

I hereby certify that on February 6, 1985, 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

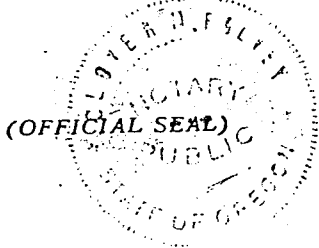
Trustee

Subscribed, sworn to and acknowledged before me this 7 day of February, 1985

Clara M. Falvey

Notary Public for Oregon

My commission expires: 2-5-89



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

8516

I, William L. Sisemore,

being first duly sworn, depose, and 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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME
Rex L. Anderson
Diane Anderson
Charles E. Collier
Beatrice M. Collier
Don B. Rice, M.D.

ADDRESS
635 No. 8th St., Klamath Falls, Or. 97601
220 East Hampton Dr., Carson City, Nv. 89701
4640 Orcutt Rd., Santa Maria, Ca. 93455
4640 Orcutt Rd., Santa Maria, Ca. 93455
8117 Highway 140, Klamath Falls, Or. 97603

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) 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 (d) any person requesting notice, as required 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 February 5, 19 85. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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 5 day of February, 19 85.

(SEAL)

Clara M. Falvey
Notary Public for Oregon. My commission expires 2-5-89.

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
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

RE: Trust Deed from

Grantor

TO

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 COUNTIES WHERE USED.)

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of June, 19 85 at 2:55 o'clock P.M., and recorded in book/reel/volume No. M85 on page 8512 or as fee/file/instrument/microfilm/reception No. 49539, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME Evelyn Biehn TITLE Deputy
By Evelyn Biehn

Fee: \$21.00