FORM No. 885—TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON 97201

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11638

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MICHAEL W. WILSON and LINDA M. WILSON, husband and wife, *as grantor, to* WILLIAM SISEMORE, *as trustee, in favor of* KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, *as beneficiary, dated* May 4, *19* 79, *recorded* May 7, *19* 79, *in the mortgage records of* Klamath *County, Oregon, in* ~~book/reel~~ *volume No.* M79 *at page* 10377, ~~and/or as fee/file/instrument/microfilm/reception No.~~ *(*~~indexed with the records of this county~~*), covering the following described real property situated in said county and state, to-wit:*

A tract of land in the NE¼NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 30.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE¼ of the NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 89°40' East a distance of 490.00 feet to an iron

(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:

$442.00 due August 1, 1984, and a like amount due on the 1st day of each month thereafter until January 1, 1985.
$476.00 due January 1, 1985, and a like amount due on the 1st 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:

$41,184.38, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 26 *19* 85 *at the hour of* 10:30 *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 March 13, *19* 85. William Z. Sisemore

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:

pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.00 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 245.00 feet as measured along the Northerly boundary and the Southerly boundary as conveyed in Warranty Deed recorded in Vol. M81, page 16150, Microfilm Records of Klamath County, Oregon.

Affidavit of Publication

11640

STATE OF OREGON,
COUNTY OF KLAMATH ss.

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 #911-Trustee's Sale Wilson

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

June 4, 1985
June 11, 1985
June 18, 1985
June 25, 1985

Total Cost: $266.00

Sarah L. Parsons

Subscribed and sworn to before me this 25 day of June 1985

Rita Banks
Notary Public of Oregon

My commission expires Jan. 15 1986

(TRUSTEE'S NOTICE OF SALE BE PASTED HERE)

Reference is made to that certain trust deed made by MICHAEL W. WILSON and LINDA M. WILSON, husband and wife, as grantor, to WILLIAM SISEMORE, as trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as beneficiary, dated May 4, 1979, recorded May 7, 1979, in the mortgage records of Klamath County, Oregon in volume No. M79 at page 10377, covering the following described real property situated in said county and state, to-wit:

A tract of land in the NE¼NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 30.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE¼ of the NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 89°40' East a distance of 490.00 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.00 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 245.00 feet as measured along the Northerly boundary and the Southerly boundary as conveyed in Warranty Deed recorded in Vol. M81, page 16150, Microfilm Records 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:

$442.00 due August 1, 1984, and a like amount due on the 1st day of each month thereafter until January 1, 1985.

$476.00 due January 1, 1985, and a like amount due on the 1st 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:

$47,184.38, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 26, 1985, at the hour of 10:30 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 March 13, 1985.

William L. Sisemore
Trustee

#911-June 4,11,18,25, 1985

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON, County of Klamath) ss.

11641

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 MICHAEL W. WILSON and LINDA M. WILSON, husband and wife, as grantor to WILLIAM SISEMORE as trustee, in which KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is beneficiary, recorded on May 7, 1979, in book M79 at page 10377 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in said county:

A tract of land in the NE¼NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89°40' East along the forty line a distance of 30.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE¼ of the NE¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 89°40' East a distance of 490.00 feet to an iron pin; thence North 1°02' West a distance of 88.9 feet to an iron pin; thence South 89°40' West a distance of 490.00 feet to an iron pin; thence South 1°02' East a distance of 88.9 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 245.00 feet as measured along the Northerly boundary and the Southerly boundary as conveyed in Warranty Deed recorded in Vol. M81, page 16150, Microfilm Records of Klamath County, Oregon.

I hereby certify that on March 14, 19 85 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 2nd day of July, 19 85

(OFFICIAL SEAL)

Gloria M. Falvey

Notary Public for Oregon

My commission expires: 2-5-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23rd day of July A.D., 19 85 at 12:01 o'clock P M., and duly recorded in Vol. M85, of Mortgages on Page 11637.

FEE $21.00

Evelyn Biehn County Clerk

By Pam Smith