

STATE OF OREGON

PROOF OF SERVICE

11783

STATE OF OREGON

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 persons named in the attached Notice of Sale below, by delivering true copies of said Notice of Sale certified to be such by me to each of them.

PROOF OF SERVICE

KLAMATH

11783

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 Individual(s)	Service Upon
Upon _____ at _____ by delivering _____	_____ _____ _____

Upon _____, by delivering such true copy to him/her, personally and in person, _____, on _____, 19____, at _____ o'clock _____ M.

Substituted Service Upon Individual(s) _____, by delivering such true copy to him/her, personally and in person, _____, on _____, 19____, at _____ o'clock _____ M.

Upon ROGER CHRISTOPHER COSTELLO _____, on _____, 19____, at _____ o'clock _____ M.

or usual place of abode, to-wit: 4437 Lombard

Substituted Service Upon Individual(s) _____, on _____, 19____, at _____ o'clock _____ M.
 Upon ROGER CHRISTOPHER COSTELLO,
 or usual place of abode, to-wit: 4437 Lombard, Klamath Falls, Ore., by delivering such true copy at his/her dwelling house
 to LORI ANN HINES
 age of 14 years and a member of the _____

Up on LISA JOY COSTELLO, who is a person over the
or usual place of abode, to-wit: 4437 Lombard, Klamath Falls, Ore., by delivering such true copy at his/her dwelling house
to LORI ANN HINES, 1985, at 10:15 o'clock AM.
age of 14 years and a member of the household of the person served on March 22

Upon _____, who is a person over the
business at _____ Office Service Upon Individual(s) _____, 1985, at 10:15 o'clock A.M.
by leaving such true copy with _____, at the office which he/she maintains for the conduct of
is apparently in charge, on _____

service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, 19____, during normal working hours, at to-wit: _____, the person who
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.) _____ o'clock, _____ M.

(a) delivering such true copy, personally and in person, to _____, by
* _____ thereof; OR

(b) leaving such true copy with _____ who is at the
office of _____, the person who is apparently in charge of the
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____ thereof.

Upon the State of Oregon by leaving such true copy with _____, on _____, 19____, at _____ o'clock _____ M.
 clerk (delete word inapplicable) at the office of the Attorney General on _____, a deputy/
 Upon _____ Service Upon Public Bodies _____, 19____, at _____ o'clock _____ M.
 (a) serving such true copy _____

Upon _____, a deputy
 Service Upon Public Bodies _____, 19____, at _____ o'clock _____ M.
 (a) serving such true copy, personally and in person on _____, by
 * _____, thereof, OR
 (b) leaving such true copy with _____, who is the
 office of _____, the person who is apparently in charge of the
 * Specify director, managing agent, clerk, secretary _____, who is a/the *
 at _____, on _____
 FURTHER, if such public body is a county, I served an additional _____ thereof;

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, who is the district attorney for the county, by (a) delivering such true copy, personally and _____, who is apparently in charge of the _____ thereof, _____, 19____, at _____ o'clock _____ M.

....., who is the district attorney for the county, by
(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with
....., the person who is apparently in charge of the district attorney's office,
....., on, 19....., at o'clockM.
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.
Service cannot be made upon
I attempted to make service by, after reasonable efforts to do so have been made.

Subscribed and sworn to before me this 23 day of

Notary Public for Oregon
My commission expires

My commission expires

PUBLISHER'S NOTE: ORS 86-740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

1 STATE OF OREGON)
2) SS
3 County of Klamath)

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First Federal
5 Savings & Loan Association, Beneficiary under that certain Trust Deed recorded
6 October 31, 1980, in Book M80 at page 21149, Records of Klamath County, Oregon,
7 wherein Roger Christopher Costello and Lisa Joy Costello, husband and wife, are
8 Grantors, and William Sisemore is Trustee; I served a true and correct copy of
9 Trustee's Notice of Sale, certified to as such copy by me, together with notice
10 of substitute service, copy of which is attached hereto, in a sealed envelope,
11 plainly addressed to Lisa Joy Costello, 4437 Lombard Dr., Klamath Falls, Oregon
12 97603, with postage fully prepaid, and deposited the same in the U. S. Mail at
13 Klamath Falls, Oregon, on March 22, 1985.

14 William L. Sisemore
15 William L. Sisemore
16 Attorney for Klamath First Federal
17 Savings and Loan Association

18 Subscribed and Sworn to before me this 22 day of March, 1985.

19 Clara M. Farney
20 Notary Public for Oregon

21 (SEAL)

22 My Commission Expires: 2-5-89

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601-6067

11785

TELEPHONE
AREA CODE 503
882-7229

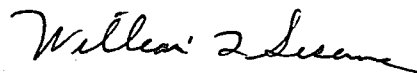
March 22, 1985

Lisa Joy Costello
4437 Lombard Dr.,
Klamath Falls, Or. 97603

Dear Mrs. Costello:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Lori Ann Hines, a person over the age of 14 years of age who resides at your place of abode, on March 22, 1985, at 10:15 o'clock a.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

1 STATE OF OREGON)
 2) SS
 3 County of Klamath)

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First Federal
 5 Savings & Loan Association, Beneficiary under that certain Trust Deed recorded
 6 October 31, 1980, in Book M80 at page 21149, Records of Klamath County, Oregon,
 7 wherein Roger Christopher Costello and Lisa Joy Costello, husband and wife, are
 8 Grantors, and William Sisemore is Trustee; I served a true and correct copy of
 9 Trustee's Notice of Sale, certified to as such copy by me, together with notice
 10 of substitute service, copy of which is attached hereto, in a sealed envelope,
 11 plainly addressed to Roger Christopher Costello, 4437 Lombard Dr., Klamath
 12 Falls, Or. 97603, with postage fully prepaid, and deposited the same in the U.
 13 S. Mail at Klamath Falls, Oregon, on March 22, 1985.

14 William L. Sisemore
 15 William L. Sisemore
 16 Attorney for Klamath First Federal
 17 Savings & Loan Association

18 Subscribed and Sworn to before me this 22 day of March, 1985.

19 Clara M. Farney
 20 Notary Public for Oregon

21 (SEAL)
 22 My Commission Expires: 2589

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601-6067

11787

TELEPHONE
AREA CODE 503
222-7229

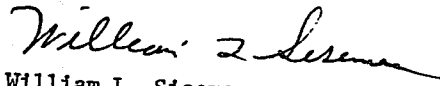
March 22, 1985

Roger Christopher Costello
4437 Lombard Dr.,
Klamath Falls, Or. 97603

Dear Mr. Costello:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Lori Ann Hines, a person over the age of 14 years of age who resides at your place of abode, on March 22, 1985, at 10:15 o'clock a.m.

Very truly yours,


William L. Sisemore

WLS/f
encl.

Affidavit of Publication

11788

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

#922- Trustee's Sale

Costello

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

~~successive consecutive weeks~~ days

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

June 6, 1985

June 13, 1985

June 20, 1985

June 27, 1985

Total Cost: \$199.52

Sarah L. Parsons

Subscribed and sworn to before me this 27
day of June, 1985

Rita Backa

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 ROGER CHRISTOPHER COSTELLO
and LISA JOY COSTELLO, husband and wife,
as grantor, to WILLIAM L. SISEMORE, as
trustee, in favor of KLAMATH FIRST
FEDERAL SAVINGS & LOAN ASSOCIATION,
as beneficiary, dated October 20, 1980, recorded
October 31, 1980, in the mortgage records of
Klamath County, Oregon, in volume No. 4480 at
page 2116; (re-recorded December 2, 1980, in
Vol. 4480 at page 2211); covering the following
described real property situated in said county
and state, to-wit:
Lot 12, Block 9, FIRST ADDITION, CYRESS
VILLAGE, in the County of Klamath, State of
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 24.735(3) of Oregon Revised
Statutes; the default for which the foreclosure
is made is grantor's failure to pay when due
the following sums:
\$53.00 due July 1, 1984, 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
being immediately due and payable, said sums
being the following, to-wit:
\$40,152.34, plus interest and late charges.
WHEREFORE, notice hereby is given that the
undersigned trustee will on July 29, 1985, at the
hour of 10:00 o'clock, A.M., Standard Time, as
established by Section 107.110, Oregon Revised
Statutes, at Room 204, 5th 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
24.760 of Oregon Revised Statutes has the right
to have the foreclosure proceeding dismissed
and the trust deed released 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 complying this notice, the masculine gender
includes the feminine and the neuter; the
singular includes the plural; the word "grant-
or" 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 suc-
cessors in interest, if any.
DATED March 20, 1985
William L. Siseamore
Trustee
#72-June 6, 13, 20, 27, 1985

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

11789

STATE OF OREGON, County of Klamath, ss:

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
Roger Christopher Costello
Linda Joy Costello
Empire Building Supply, Inc.
Edwin A. Carey
Bette Jo Carey

ADDRESS
10420 S.W. Meadow, Tigard, Or. 97223
10420 S. W. Meadow, Tigard, Or. 97223
Main & Spring, Klamath Falls, Or. 97601
1959 Park Av., Klamath Falls, Or. 97601
1959 Park Av., Klamath Falls, Or. 97601

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

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 March 20, 1985. 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 20th day of March, 1985.

(SEAL)

Gou M. Faerney
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 Street
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 26th day of July, 1985 at 11:09 o'clock A.M., and recorded in book/reel/volume No. M85 on page 11782 or as fee/file/instrument/microfilm/reception No. 51443, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith, Deputy

Fee \$33.00