

52882

TRUSTEE'S NOTICE OF SALE

Vol. M85 Page 14219

Reference is made to that certain trust deed made by husband and wife, WILLIAM L. SISEMORE, as grantor, to MELVIN W. OSTROM and EDNA M. OSTROM, husband and wife, as trustee, dated July 13, 1977, recorded July 14, 1977, in the mortgage records of Klamath County, Oregon, in book 12441, volume No. M77, at page 12441, covering the following described real property situated in said county and state, to-wit: (beneficiary's interest thereafter assigned to Barbara E. Doveri and David D. Doveri, by instrument recorded April 19, 1983, in Vol. M83 at page 5991)

Lot 6 in Block 6 of Fairview Second 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:

The full unpaid balance due on July 15, 1983.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$4,484.01, plus interest at the rate of 20% per annum from February 1, 1985.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 19, 1985, at the hour of 10:00 o'clock, 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED May 13, 1985

William L. Siseamore

State of Oregon, County of Klamath

Trustee

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

SERVE:

24
37.00

PROOF OF SERVICE

14220

STATE OF OREGON, County of Klamath) ss.

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 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 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)

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

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

Substituted Service Upon Individual(s)

Upon PATRICK M. DOWNEY, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 549 Fulton St., Klamath Falls, Ore. to Mike Downey, who is a person over the

age of 14 years and a member of the household of the person served on May 14, 1985, at 6:42 o'clock P.M.

Upon NORMA M. DOWNEY, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 549 Fulton St., Klamath Falls, Ore. to Mike Downey, who is a person over the

age of 14 years and a member of the household of the person served on May 14, 1985, at 6:42 o'clock P.M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____,

by leaving such true copy with _____, the person who is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock ____M.

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

Upon _____, by _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____ who is a/the _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof;

* Specify registered agent, officer (by title), director, general partner, managing agent.

at _____, on _____, 19____, at _____ o'clock ____M.

Service Upon State of Oregon

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

Service Upon Public Bodies

Upon _____, by _____

(a) serving such true copy, personally and in person on _____, who is the _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof;

* Specify director, managing agent, clerk, secretary

at _____, on _____, 19____, at _____ o'clock ____M.

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 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,

at _____, on _____, 19____, at _____ o'clock ____M.

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 _____, after reasonable efforts to do so have been made; I attempted to make service by _____

Subscribed and sworn to before me this _____ day of _____, 1985.

(SEAL)

Notary Public for Oregon

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 Beneficiary under
5 that certain Trust Deed recorded July 14, 1977, in Book M77 at page 12441, Rec-
6 ords of Klamath County, Oregon, wherein Patrick M. Downey and Norma M. Downey
7 are Grantors, and William L. Sisemore is Trustee; I served a true and correct
8 copy of Trustee's Notice of Sale, certified to as such copy by me, together
9 with notice of substitute service, copy of which is attached hereto, in a
10 sealed envelope, plainly addressed to Patrick M. Downey, 549 Fulton Street,
11 Klamath Falls, Or. 97601, with postage fully prepaid, and deposited the same
12 in the U. S. Mail at Klamath Falls, Oregon, on May 16, 1985.

13 William L. Sisemore
14 William L. Sisemore
Attorney for Beneficiary

15 Subscribed and Sworn to before me this 16th day of May, 1985.

16 Clayton M. Foenny
17 Notary Public for Oregon

18 (SEAL)
19 My Commission Expires: 2-5-89

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

14222

TELEPHONE
AREA CODE 503
822-7229

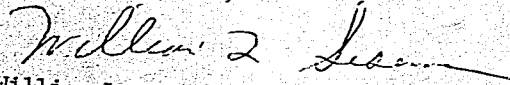
May 16, 1985

Patrick M. Downey
549 Fulton Street
Klamath Falls, Or. 97601

Dear Mr. Downey:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Mike Downey, a person over the age of 14 years of age who resides at your place of abode, on May 14, 1985, at 6:42 p.m.

Very truly yours,


William L. Sisemore

WLS/f
encl.

14223

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

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Beneficiary under
 5 that certain Trust Deed recorded July 14, 1977, in Book M77 at page 12441, Rec-
 6 ords of Klamath County, Oregon, wherein Patrick M. Downey and Norma M. Downey
 7 are Grantors, and William L. Sisemore is Trustee; I served a true and correct
 8 copy of Trustee's Notice of Sale, certified to as such copy by me, together
 9 with notice of substitute service, copy of which is attached hereto, in a
 10 sealed envelope, plainly addressed to Norma M. Downey, 549 Fulton Street, Klamath Falls, Or. 97601, with postage fully prepaid, and deposited the same in
 11 the U. S. Mail at Klamath Falls, Oregon, on May 16, 1985.

12 Subscribed and Sworn to before me this 16th day of May, 1985.

William L. Sisemore
 Attorney for Beneficiary

Norma M. Downey
 Notary Public for Oregon

15 (SEAL)
 16 My Commission Expires: 2-5-89

26 WILLIAM L. SISEMORE
 Attorney at Law
 540 Main Street
 Klamath Falls, Ore.
 97601
 503/882-7229

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

14224

TELEPHONE
AREA CODE 503
882-7229

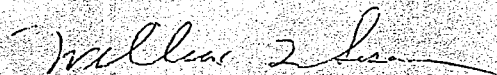
May 16, 1985

Norma M. Downey
549 Fulton Street
Klamath Falls, Or. 97601

Dear Mrs. Downey:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Mike Downey, a person over the age of 14 years of age who resides at your place of abode, on May 14, 1985, at 6:42 p.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

14225

(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 _____
#080-Trustee's Sale-Downey

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

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

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

July 30, 1985

Aug. 6, 1985

Aug. 13, 1985

Aug. 20, 1985

Total Cost: \$239.40

Sarah L. Parsons

Subscribed and sworn to before me this 20
day of August 1985

Kate Bucka

Notary Public of Oregon

My commission expires Jan 15 1966

[illegible]

NOTICE OF NONJUDICIAL SALE

14226

RE PATRICK M. DOWNEY and NORMA M. DOWNEY, husband and wife,
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property:*
Lot 6 in Block 6 of Fairview Second 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. (549 Fulton St., Klamath Falls, Or.)

belonging to the above named taxpayer(s), and the following information is given with respect thereto:
1. The proposed sale will be held at Room 204, 540 Main St., Klamath Falls, Oregon

the following terms Cash on Sept. 19, 1985, at 10:00 o'clock A.M., on

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be
enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 4,484.01
Interest to date of sale	\$ 635.00
Legal fees	\$ 700.00
Selling costs	\$ 575.00
Other:	\$

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached
hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien: ; Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide
above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William L. Sisemore

NAME

540 Main Street

NUMBER and STREET

Klamath Falls, Or. 97601

CITY, STATE, ZIP

DATED: May 13, 1985

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath

I, William L. Sisemore ss.

sworn, depose and say: That on May 13, 1985, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 S. W. 3rd, Portland, Oregon 97204

, all in conformity with Reg. § 301.7425-3(d)(1),
Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were
contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in
the United States Registered or Certified Mail at Klamath Falls, Oregon
on May 13, 1985, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 13th day of May, 1985

(SEAL)

Notary Public for Oregon

My commission expires: 2-5-86

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated , 19

By

Title:

NOTE—If signed acknowledgement is requested, submit in duplicate.

14227

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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

ADDRESS

Carter-Jones Collection Service, Inc.

1143 Pine, Klamath Falls, Or. 97601

George M. Student

4722 Alpine, Klamath Falls, Or. 97601

United Adjusters, Inc.

300 S. W. 6th, Portland, Or. 97204

Mitchell D. Rose

P. O. Box 1496, Klamath Falls, Or. 97601

Stephanie S. Rose

P. O. Box 1496, Klamath Falls, Or. 97601

Chief, Special Procedures Section

1220 S. W. 3rd, Portland, Or. 97204

District Director of Internal Revenue

Klamath County Credit

c/o Carter-Jones Collection Service, Inc.

Klamath Basin Collection

c/o Carter-Jones Collection Service, Inc.

1143 Pine, 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

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 May 13, 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 13th day of May, 1985

(SEAL)

George 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 COUN-
TIES WHERE
USED.)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of September, 1985, at 4:17 o'clock P.M., and recorded in book/reel/volume No. M85 on page 14219 or as fee/file/instrument/microfilm/reception No. 52882, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pat Smith Deputy

Fee: \$37.00