

52883

TRUSTEE'S NOTICE OF SALE

Vol. M85 Page 14228

Reference is made to that certain trust deed made by BUSTER W. OWENS and FLORADALE OWENS,
aka FLORADALE BOLES,

WILLIAM SISEMORE

in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as grantor, to
dated August 25, 1982, recorded August 25, 1982, in the mortgage records of
Klamath County, Oregon, in book 188, volume No. M82 at page 11215,
property situated in said county and state, to-wit: Parcel 1: Lot 9, Block 14, STEWART, in the County of Klamath, State of Oregon.

Parcel 2: Lot 8, EXCEPTING the Southerly 10 feet, in Block 14, STEWART, 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 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:

\$391.27 due on October 10, 1984, and a like amount due on the 10th day of each month thereafter.

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:
\$22,250.16, plus interest from September 1, 1984, and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1985, at the hour of 11:00 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 86.753 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 or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in 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 3, 1985 William Sise

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

SERVE: Attorney for said Trustee

185 SEP 5 PM 4 17

2100

STATE OF OREGON

PROOF OF SERVICE

14229

County of Klamath

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 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:

Upon CINDY JONAS

at 3031 Butte St., Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person, on May 9, 1985, at 5:00 o'clock P.M.

Upon

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

Substituted Service Upon Individual(s)

Upon

by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, who is a person over the

age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock _____ M.

Upon

by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, who is a person over the

age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock _____ M.

Office Service Upon Individual(s)

Upon

at _____, 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

(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

office of _____, 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

clerk (delete word inapplicable) at the office of the Attorney General on _____, 19____, at _____ o'clock _____ M.

Service Upon Public Bodies

Upon

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

(b) leaving such true copy with

office of _____, 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

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

Subscribed and sworn to before me this 10th day of May, 1985

Notary Public for Oregon

My commission expires 05/31/96

(SEAL)

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.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

14230



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
City of Klamath Falls

ADDRESS
500 Klamath Ave.,
Klamath Falls, Or. 97601

Margaret Ann Copeland

Rt. 3, Box 130
Carthage, Texas 75633

Robert Lee Boles

3031 Butte St., Klamath Falls, Or. 97601
and

Robert Lee Boles

c/o Margaret Ann Copeland
Rt. 3, Box 130, Carthage, Texas 75633

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 3, 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 3d day of May, 1985.

(SEAL)

Don M. Jaeger
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 _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

14231

1. 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 _____

#056-Trustee's Sale-

Owens

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

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

July 22, 1985

July 29, 1985

August 5, 1985

August 12, 1985

Total Cost: \$239.40

Jeran L. Parsons

Subscribed and sworn to before me this 12
day of August 1985

Notary Public of Oregon

My commission expires 3/28/80 12/6

TO BE PASTED HERE)

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NOTICE OF SALE OF CERTAIN TRUST DEED
MORTGAGE, AND OF A TRUST DEED
FOR DONALD OWENS, AND FLORADACE
OWENS, AS GRANTOR TO WILLIAM SISEMORE.

ALL TRUSTEES, IN FAVOR OF KLAMATH FIRST
FEDERAL SAVINGS AND LOAN ASSOCIA-
TION, as beneficiary, dated August 25, 1982,
recorded August 25, 1982, in the mortgage
records of Klamath County, Oregon, in Volume
No. 100, at page 1215, covering the following
described real property situated in said county
and state, to-wit:

Parcel 1, Lot 7, Block 14, STEWART, in the
County of Klamath, State of Oregon.

Parcel 2, Lot 8, EXCEPTING the Southerly 10
feet in Block 14, STEWART, in the County of
Klamath, State of Oregon.

Both as 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 84.25(3) of Oregon Revised
Statutes, the default for which the foreclosure
is made is grantor's failure to pay, when due,
the following sums:

\$39.27 due on October 10, 1984, and a like
amount due on the 10th day of each month
thereafter.

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

\$22,250.14, plus interest from September 1, 1984,
and late charges.

WHEREFORE, notice hereby is given that the
undersigned trustee will, on September 10, 1985,
at the hour of 11:00 o'clock A.M., Standard
Time, as established by Section 147, Oregon
Revised Statutes, at Room 204, 544 Main Street
in the City of Klamath Falls, County of
Klamath, State of Oregon, sell of 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
84.25 of Oregon Revised Statutes has the right,
at any time prior to five days before the
trustee conducts the sale, to have this
foreclosing 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
of tendering the performance necessary to
cure the default, by paying all costs and
expenses actually incurred in enforcing the
obligation and trust deed, together with
trustee's and attorney's fees not exceeding the
amounts provided by said section 84.253 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 at Klamath Falls, Oregon, this 11th day of
August, 1985.

WILLIAM SISEMORE, Trustee.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

14232

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

Buster W. Owens

 4147 Douglas
 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

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 10, 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 10th day of May, 1985

(SEAL)

NOTARY

Don M. Farley
 Notary Public for Oregon. My commission expires 2-2-86

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 1422B or as fee/file/instrument/microfilm/reception No. 52883, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Randall H. [Signature] Deputy

Fee: \$21.00