

53055

TRUSTEE'S NOTICE OF SALE

Vol. M85 Page 14487

Reference is made to that certain trust deed made by WILLIAM L. SISEMORE, as grantor, to
AARON E. ABTS, as trustee,
dated September 9, 1983, recorded September 13, 1983, in the mortgage records of
Klamath County, Oregon, in Book 5504, page 15701, volume No. M83,
~~for this instrument, a recording certificate was~~ at page 15701,
property situated in said county and state, to-wit: (as indicated on map), covering the following described real

More particularly described on Exhibit A attached hereto
and made a part hereof.

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:

\$100.00 due January 9, 1985, and a like amount due on the
9th day of each month thereafter; and failure to pay real
property taxes.

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:

\$7,500.00, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1985,
at the hour of 10:05 o'clock, AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at 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 obli-
gation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their
respective successors in interest, if any.

DATED May 1, 1985

William L. Sisemore
William L. 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:

SEP 9 PM 2 45

21.00

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON, County of Klamath) ss.

14488

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 ELIZABETH E. ROBERTSON as grantor to WILLIAM L. SISEMORE as trustee, in which AARON E. ABTS is beneficiary, recorded on September 13, 19 83 in book M83 at page 15701 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in said county:

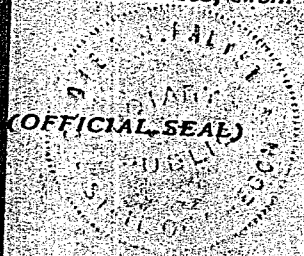
More particularly described on Exhibit A attached hereto and made a part hereof.

I hereby certify that on May 1, 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 1st day of May, 19 85



Grove M. Faurey
Notary Public for Oregon

My commission expires: 2-5-89

Parcel 1:

14489

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89° 58' 36" East 1319.48 feet from the West $\frac{1}{4}$ corner of said Section 29; thence North 00° 17' 46" East along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ 115.59 feet; thence North 73° 20' 20" East 957.96 feet; ; thence South 16° 39' 40" East 300.00 feet; thence South 73° 20' 20" West 1049.43 feet to the West line of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence North 00° 17' 46" East 198.04 feet to the point of beginning, together with and subject to a 60 foot easement for ingress and egress as described in Deed Volume M____, Klamath County Deed Records and shown on Survey Map No. 2579 as recoreed in the Klamath County Surveyor's Office.

Parcel 2:

A tract of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, said point being South 89° 58' 36" East 1319.48 feet and North 00° 17' 46" East 115.59 feet from the West $\frac{1}{4}$ corner of said Section 29; thence North 00° 17' 46" East along the West line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 75.72 feet; thence North 48° 26' 22" East 972.11 feet; thence South 41° 33' 38" East 128.54 feet; thence South 16° 39' 40" East 365.11 feet; thence South 73° 20' 20" West 957.96 feet to the point of beginning, together with and subject to a 60 foot easement for ingress and egress as described in Deed Volume M____, Klamath County Deed Records and shown on Survey Map No. 2579 as recorded in the Klamath County Surveyor's Office.

Exhibit A

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

14490

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 _____

#057-Trustee's Sale-Abts

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: _____

(4 insertion s) in the following issue:

July 23, 1985

July 30, 1985

Aug. 6, 1985

Aug. 13, 1985

Total Cost: \$305.92

Sarah L. Parsons

Subscribed and sworn to before me this 13
 day of August 1985

August 1981
Notary Public of Oregon

My commission expires Jan 15 1966

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEES NOTICE OF SALE
Reference is made to that certain trust deed made by ELIZABETH E. ROBERTSON, deed grantor to WILLIAM L. SISEMORE, as trustee, in favor of AARON E. ABTS, as beneficiary, dated September 3, 1935, recorded September 10, 1935, in the mortgage records of Klamath County, Oregon in volume No. 1803, page 15701, covering the following described real property situated in said county and state:

Parcel 1. A tract of land situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the SW 1/4 of Section 29, Township 38 North, Range 11 East, of the more particularly described as follows: Beginning at the C-W 1/16 corner, said corner being South 89° 38' 36" East 1319.48 feet from the West 1/4 corner of said Section 29, thence North 60° 17' 46" East along the West line of said SE 1/4 of SW 1/4 of NW 1/4, 115.59 feet; thence North 0° 00' 00" East 347.96 feet; thence South 169° 39' 00" West 104.00 feet; to the West line of the said NW 1/4 of SW 1/4 of NW 1/4, North 00° 17' 46" East 198.04 feet to the point of beginning, together with and subject to a 60 foot easement for ingress and egress as described in Deed Volume M-279 of Klamath County, Deed, recorded in the Klamath County Surveyor's Office, 1932, and shown on Survey Map No. 2579 as Parcel 2. A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 38 North, Range 11 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4, said point being South 08° 58' 36" East 1319.48 feet from the corner of said Section 29, from the West 1/4 corner of said Section 29, thence North 00° 17' 46" East along the West line of the SE 1/4 of the NW 1/4, 75.72 feet; thence North 00° 26' 22" East 172.21 feet; thence South 41° 33' 38" East 128.54 feet; thence South 169° 39' 00" East 104.00 feet; to the point of beginning, together with and subject to the a 60 foot easement for ingress and egress as described in Deed Volume M-279 of Klamath County, Deed, recorded in the Klamath County Surveyor's Office.

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 84-535(1) of the Oregon Revised Statutes, the default for which the foreclosure of the following sums is due: \$100.00 due January 9, 1935; \$100.00 due on the 1st day of each month thereafter by reason of said default, the interest was secured by said trust deed, the obligations and payments said sums being the following:

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1935, at the hour of 10:15 o'clock, A.M., Standard Time, as established by Section 187-310, Oregon Revised Statutes, at 540 Main Street in the City of Klamath Falls, Klamath County, Oregon, sell at public auction to the highest bidder, for cash, the interest in the above described real property which the grantor had or had power to convey at the time of the acquisition 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 further given that any person named in Section 84-560 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 the constraining 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 May 1, 1935
William L. SiseMORE, Trustee
1057 July 23, 30, Aug. 6, 13, 1935

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

14491 

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
Elizabeth E. Robertson

ADDRESS
c/o Merrill Carr
Box 345
Bonanza, Or. 97623

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 1, 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 1st day of May, 1985.

(SEAL) 

Clara M. Fawcett
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 9th day of September, 1985, at 2:45 o'clock P. M., and recorded in book/reel/volume No. M85 on page 14487 or as fee/file/instrument/microfilm/reception No. 53055, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy
NAME TITLE
Fee: \$21.00