

55058

TRUSTEE'S NOTICE OF SALE

Vol. 185 Page 17875

Reference is made to that certain trust deed made by JAMES F. INMAN, JR. and CLAUDETTE S. INMAN,
husband and wife,
WILLIAM SISEMORE

in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, as grantor, to
dated March 2, 1978, recorded March 8, 1978, in the mortgage records of
Klamath County, Oregon, in Book 1788, volume No. M78, at page 4388

property situated in said county and state, to-wit: Lots 9 and 10, Block 103, BUENA VISTA ADDITION to
the City of Klamath Falls, Oregon, EXCEPT that portion conveyed to State of Oregon, by
and through its State Highway Commission recorded July 16, 1958, in Deed Volume 301, page
76, Records of Klamath County, Oregon, more particularly described as follows:
That said parcel being that portion of said Lots 9 and 10 lying Northeasterly of a line
which is parallel to and 100 feet Southwesterly of the center line of the Dalles-California
Highway as said Highway has been relocated.

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:
\$371.00 due January 25, 1985, and a like amount due on the 25th 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:

\$34,885.06, plus interest and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 5, 1985,
at the hour of 10:00 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 to 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 obli-
gation, 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 June 26, 1985 William J. Lamm

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.

Trustee

Attorney for said Trustee

SERVE:

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.

OK
25-85

STATE OF OREGON

PROOF OF SERVICE

17876

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 certified to be such by the attorney for the trustee or successor trustee, as follows: below, by delivering true copies of said Notice of Sale upon the individuals and other legal entities to be served, named

Upon DEBRA BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy to him/her, personally and in person,
on June 26, 1985, at 3:54 o'clock P.M.

Personal Service Upon Individual(s)

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy to him/her, personally and in person,
on June 26, 1985, at 3:54 o'clock P.M.

Substituted Service Upon Individual(s)

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

or usual place of abode, to-wit: 615 California St., Klamath Falls, Ore.

to Debra Berry

age of 14 years and a member of the household of the person served on June 26, 1985, at 3:54 o'clock P.M.

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

or usual place of abode, to-wit: 615 California St., Klamath Falls, Ore.

to Debra Berry

age of 14 years and a member of the household of the person served on June 26, 1985, at 3:54 o'clock P.M.

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

Office Service Upon Individual(s)

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

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

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

(a) delivering such true copy, personally and in person, to

(b) leaving such true copy with

Office of

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

Service Upon State of Oregon

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

Service Upon Public Bodies

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

(a) serving such true copy, personally and in person on

(b) leaving such true copy with

Office of

Specify director, managing agent, clerk, secretary

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon

Upon ROBERT BERRY
at 615 California St., Klamath Falls, Ore. by delivering such true copy at his/her dwelling house
on June 26, 1985, at 3:54 o'clock P.M.

(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with

(c) leaving such true copy with

Office of

Specify director, managing agent, clerk, secretary

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 day of

(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.

17877

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

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First Fed-
5 eral Savings and Loan Association, Beneficiary under that certain Trust Deed
6 recorded March 8, 1978, in Vol. M78 at page 4388, Records of Klamath County,
7 Oregon, wherein James F. Inman, Jr. and Claudette S. Inman, husband and wife,
8 are Grantors, and William Sisemore is Trustee; I served a true and correct copy
9 of Trustee's Notice of Sale, certified to as such copy by me, together with
10 notice of substitute service, copy of which is attached hereto, in a sealed
11 envelope, plainly addressed to Robert Berry, 615 California, Klamath Falls,
12 Or. 97601, with postage fully prepaid, and deposited the same in the U. S. Mail
13 at Klamath Falls, Oregon, on June 28, 1985.

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

16 Subscribed and Sworn to before me this 28th day of June, 1985.

17 Clara M. Zaewey
18 Notary Public for Oregon

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

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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

TELEPHONE
AREA CODE 503
882-7229

June 28, 1985

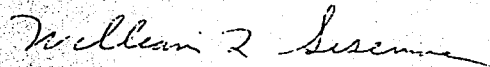
17878

Robert Berry
615 California
Klamath Falls, Or. 97601

Dear Mr. Berry:

Enclosed find a certified copy of Trustee's Notice of Sale. You have previously been served, by substitute service on Debra Berry, a person over the age of 14 years of age who resides at your place of abode, on June 26, 1985, at 3.54 p.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

Affidavit of Publication

17879

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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
#195 Trustees Sale-Inman

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

~~successive and consecutive week days~~

(4 insertion s) in the following issue s:

Sept. 12, 1985

Sept. 19, 1985

Sept. 26, 1985

Oct. 3, 1985

Total Cost: \$252.72

Sarah L. Parsons

Subscribed and sworn to before me this 3
day of October 1985

[Signature]
Notary Public of Oregon

My commission expires Jan 15 1986

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

17880

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
Timothy Ayres	P. O. Box 2220, Lakeside, Ca. 92840-0989
Judy Lee Brosterhaus (aka Judy Lee Ayres and Judith Lee Ayres)	1945 Wiard, Klamath Falls, Or. 97603
James F. Inman, Jr.	2013 Redwood Rd., Napa, Ca. 94559
Claudette S. Inman	2013 Redwood Rd., Napa, Ca. 94559
First Interstate Bank of Oregon	601 Main St., Klamath Falls, Or. 97601
Surety Insurance Company of California	Box 2430, LaHabra, Ca. 90631-1630
State of Oregon, Employment Division	Salem, Or. 97311
State of Oregon, Dept. of Revenue	Revenue Bldg., Room 353, Salem, Or. 97310
Aladdin Valley Rental	c/o Brandness & Huffman, 411 Pine St., Klamath Falls, Or. 97601
Valley Machine & Welding	515 Broad St., Klamath Falls, Or. 97601
Dept. of Human Resources	875 Union St., NE, Salem, Or. 97311

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.....

....., 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 June 26, 19 85. 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 26th day of June, 19 85.

(SEAL)

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 COUNTIES WHERE USED.

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of November, 19 85, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M85 on page 17875 or as fee/title/instrument/microfilm/reception No. 55058, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Pam Smith Deputy

Fee: \$25.00