

57877

TRUSTEE'S NOTICE OF SALE

Vol. 178 Page 2021

Reference is made to that certain trust deed made by WILLIAM SISEMORE in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION dated September 28, 1984, recorded in Book 11, page 16858, in the mortgage records of Klamath County, Oregon, in book 11, page 16858, covering the following described real property situated in said county and state, to-wit: Range 9, E.W.M., in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Vol. M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows:

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:

(see reverse side)  
\$1,263.00 due on May 10, 1985; 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:  
\$102,765.52, plus interest from April 1, 1985, and late charges.

WHEREFORE notice hereby is given that the undersigned trustee will on January 23, 1986, at the hour of 10:20 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, 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 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 September 16, 1985. Mullen, John  
Trustee

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.

SERVE: 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.

37

2024

5054

TRUSTEE'S NOTICE OF SALE

Beginning at a point on the West line of said Section 21 North 00°08'31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85°50'21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85°50'21" East 132.14 feet; thence North 83°24'14" East 184.49 feet to the Southwest right of way line of the U.S.B.R. C-4-E Lateral; thence following said right of way line: North 43°05'00" West 455.67 feet; along the arc of a curve to the left (radius = 547.96 feet, central angle = 04°48'34") 46.00 feet to the West line of said Section 21; thence South 00°08'31" West 374.48 feet to the point of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680 as recorded in the office of the Klamath County Surveyor. Northern portion of that tract of land described in Deed Vol. 181 at page 8830, Parcel 1, Klamath County Deed Records, more particularly described as follows:

(See reverse side)

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:

\$1,263.00 due on May 10, 1982; and a like amount due on the 10th day of each month thereafter.

(see reverse side)

page 8630, dated 1/1/82, described as follows:

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

1. \$1,000.00 principal and late charges.

2102.765.22, plus interest from April 1, 1985, and late charges.

WHEREFORE, notice hereby is given that the undersigned trustee will on  
February 1, 1988, at the hour of 10:00 o'clock A.M., Standard Time, be established by Section 187.110, Oregon Revised Statutes,  
County of Clatsop, 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 of said trust deed, together with any interest which the  
grantor or his successors and the heirs and assigns of said trust deed, to satisfy the foregoing obligations  
hereby secured, and the more 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 foregoing proceeding dismissed and the trust deed reinstated  
by payment to the beneficiaries 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 necessary to cure the default, together with trustee's and attorney's fees not exceeding the amount  
of tendering the performance and trust deed, together with trustee's and attorney's fees not exceeding the amount  
enforced 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 by said trust deed, and the words "trustee" and "beneficiary" include their  
respective successors in interest, if any.

[illegible]

GETTING

25-10-1952

005204T

the foregoing is a complete and exact copy of the original trustee's notice of sale.

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that my name is on the title of the foregoing.

\_\_\_\_\_  
Attorney for said Trustee

~~Agency for the Blind~~

137512

1. The following is a list of the names of the persons who have been identified as having been in contact with the subject of this investigation, and who have been identified as having been in contact with the subject of this investigation, and who have been identified as having been in contact with the subject of this investigation.

STATE OF OREGON

## PROOF OF SERVICE

County of Klamath ) ss.

2025

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:

## Personal Service Upon Individual(s)

Upon EDWARD L. CRAIN, by delivering such true copy to him/her, personally and in person,  
at 2977 Century Dr., Klamath Falls, Ore., on Sept. 30, 1985, at 11:21 o'clock AM.

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 \_\_\_\_\_, by delivering such true copy at his/her dwelling house  
or usual place of abode, to-wit: \_\_\_\_\_,

to \_\_\_\_\_, 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: \_\_\_\_\_,

to \_\_\_\_\_, 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 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 \_\_\_\_\_,

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

Subscribed and sworn to before me this 30 day of \_\_\_\_\_

Notary Public for Oregon  
My commission expires 2-5-89

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 Publication

2026

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

#375 Trustees Sale-Crain

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: —

Dec. 6, 1985

Dec. 13, 1985

Dec. 20, 1985

Dec. 27, 1985

Total Cost: \$292.60

Sarah L. Parsons

Subscribed and sworn to before me this 27  
day of December 1985

My commission expires

Notary Public of Oregon

AMENDED  
TRUSTEES SALE  
Reference is made to that certain trust deed made by EDWARD EXCRATER and BONNIE CRAIN as grantor, to WILLIAM SISEMORE as trustee, in favor of Klamath First Federal Savings and Loan Association, as beneficiary, dated September 24, 1985, recorded September 25, 1985, in the mortgage records of Klamath County, Oregon, in volume No. M84 at page 448, covering the following described real property situated in said county and state, to-wit:  
A tract of land situated in the SW 1/4 of Section 21, Township 39 South, Range 9, E.W.M., in the County of Klamath, State of Oregon, being the Northern portion of that tract of land described in Deed Vol. 863, Parcel 1, Klamath County, Deed Records, more particularly described as follows:  
Beginning at a point on the West line of said Section 21, 125.00 feet East from the Southwest corner of said Section 21; thence South 89° 59' 21" East 100.00 feet to a 3/4 inch iron pin with plastic cap; thence continuing South 89° 59' 21" East 122.14 feet; thence South 89° 24' 14" East 184.49 feet to the Southwest right of way line of the U.S.B.R. C-4; thence along the arc of a circle to the well (radius 547.96 feet, central angle 209° 34' 46" 00 feet) to the West line of said Section 21; thence South 00° 00' 00" West 37.48 feet to the 3 points of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680, as recorded in the office of the Klamath County Surveyor and 2 1/2 inch iron pins.  
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 86.753 of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: \$1,263.00, due on May 10, 1985, and a like amount on each of the 47 of each month thereafter until the 10th of each month. By reason of said default the beneficiary has declared its sums due to the obligation secured by said trust deed immediately due and payable, said sums being the following:

WHEREFORE, notice is hereby given that the undersigned trustee will on February 4, 1986, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 107.10, Oregon Revised Statutes, at Room 204, 540 Main St., 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 of 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 September 24, 1985  
William Sismore  
Trustee  
#375 Dec. 6, 13, 20, 27, 1985

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:

Edward L. Crain

Bonnie Crain

7441 Tingley Lane  
Klamath Falls, Or. 97603

7441 Tingley Lane  
Klamath Falls, Or. 97603

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 September 24, 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 24th day of September, 1985

Corvus 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 \_\_\_\_\_ } 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.

By \_\_\_\_\_ TITLE  
Deputy



AMENDED  
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

Bonnie Crain

5106 Sepulveda  
Torrance, California 90505

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 September 30, 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.

William L. Sisemore

Subscribed and sworn to before me this 30th day of September, 1985

(SEAL)

Chris M. Fahey  
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 4th day of February, 1986, at 9:40 o'clock A.M., and recorded in book/reel/volume No. M86 on page 2021 or as fee/file/instrument/microfilm/reception No. 57877, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Barbara A. Ketchum, Deputy

Fee \$37.00