

58712

TRUSTEE'S NOTICE OF SALE

Vol. m80 Page 3464

Reference is made to that certain trust deed made by MARY ANN JOSSE and STEVEN C. JOSSEE, as grantor, to WILEIAM SISEMORE, as trustee, in favor of KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, as beneficiary, dated August 31, 1979, recorded August 31, 1979, in the mortgage records of Klamath County, Oregon, in book/entry/section No. M79 at page 20830, covering the following described real property situated in said county and state, to-wit:

Lot 4 in Block 47 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the portion of vacated Oregon Avenue adjacent to the Northerly line of Lot 4, Block 47.

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:

\$511.00 due on April 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:

\$39,772.56, plus interest, late charges and foreclosure costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 4, 1986, at the hour of 10:00 o'clock, A.M., based on standard of time established by ORS 187.110, 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 date last set for 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.

Dated: October 24, 1985.

William S. Sismore
Trustee

Certified a true and correct copy:

Attorney for Trustee

21/86



OC

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

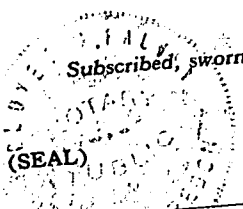
STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore
being first duly sworn, depose, say and certify that:
I am the Mary Ann Josse and Steven C. Josse, wife and husband, trustee in that certain trust deed executed and delivered by William Sisemore as grantor
to William Sisemore as trustee,
in which Klamath First Federal Savings & Loan Association of Klamath Falls, Oregon
is beneficiary, recorded on August 31, 19 79, in the mortgage records of Klamath
County, Oregon, in book not known No. M79, at page 20830 ~~on fee/tile/instrument/microfilm/reel~~
covering the following described real property situated in said county:
Lot 4 in Block 47 of Buena Vista Addition to the City of Klamath Falls,
Oregon, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon. ALSO the portion of vacated
Oregon Avenue adjacent to the Northerly line of Lot 4, Block 47.

I hereby certify that on October 25, 1985, the above described real property was not occupied.
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 25th day of October, 19 85.
Clara M. Faenney
Notary Public for Oregon

My Commission expires: 2-5-89

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main St,
Klamath Falls, Or.

(DON'T USE THIS
SPACE! RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

STATE OF OREGON,

County of

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/tile/instru-
ment/microfilm/reception No. .
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME TITLE
By Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

3466

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
Mary Ann Josse
Steven C. Josse
City of Klamath Falls
Terry Lee Schafer
Juanna A. Schafer
State of Oregon

ADDRESS
336 West Oregon Ave., Klamath Falls, Or. 97601
336 West Oregon Ave., Klamath Falls, Or. 97601
500 Klamath Ave., Klamath Falls, Or. 97601
P. O. Box 563, Marietta, Ohio 45750
P. O. Box 563, Marietta, Ohio 45750
Dept. of Revenue, Salem, Oregon 97310

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 October 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 October, 1985.

Donna M. Fahey
Notary Public for Oregon. My commission expires 2-5-89.

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,
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

OC

3467



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

Richard L. Hubbard

336 West Oregon Ave., Klamath Falls, Or. 97601

Dawn A. Rinaldo

336 West Oregon Ave., 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 October 25, 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 25th day of October, 19 85

(SEAL)

Clarence M. Farney
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

3468

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 _____

#446 Trustees Sale-Josse

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: _____

Jan. 7, 1986

Jan. 14, 1986

Jan. 21, 1986

Jan. 28, 1986

Total Cost: \$212.80

Sarah L. Parsons

Subscribed and sworn to before me this 28
day of January 1986

1986
Leta Becker
Notary Public of Oregon

My commission expires Jan 15 1966

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE
Notice is made to that certain Trust deed made by and for ERIC JOSSE and STEVEN C. JOSSE, the grantors, and husband, as grantor, WILLIAM L. SISKARE, as trustee, in favor of KIAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, as beneficiary, dated August 31, 1977, recorded in Book No. 1177, in the mortgage records of Klamath County, Oregon in book No. 1177, at page 2230, covering the following described real property situated in said county and state, to-wit:
Lot 4 in Block 47 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the portion of vacant Oregon Avenue adjacent to the Northernly line of Lot 4, Block 47.
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 84.735(2), of Oregon Revised Statutes, the default for which the foreclosure is made is grantor's failure to pay when due the following sums:
\$317.90 on April 25, 1982, and a like amount due on the 25th day of each month thereafter.
By reason of said default the beneficiary has declared said sums owing on the obligation secured by said trust deed; immediately due and payable, said sums being: the following:
\$317.90 plus interest and late charges and foreclosure costs.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 4, 1968, at the hour of 10:30 o'clock A.M., meet at the standard of time established by ORS 162.10, in 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 above-described real property which the grantor 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 said last day set for 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 default occurred), and by curing any other thing cured by tendering, the performance required under the obligation or trust deed. In addition, to paying said sums or obtaining the performance necessary to cure the default, the principal, costs and expenses of the trust deed, by executing the documents necessary to perfect the same.

Witness my hand and seal this 2nd day of February, 1968.

Notary Public for Oregon
My Comm. No. 8753 of Oregon
My Exp. Date _____
My Comm. Expires _____
My Comm. Expires _____

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 3rd day of March A.D., 19 86
at 9:25 o'clock A M. and duly recorded
in Vol. M86 of Mrgas Page 3464
Evelyn Biehn,
By [Signature] County Clerk

Fee, \$21.00

Deputy.