

60254  
56081

Vol. M85 Page 6375  
Vol. M85 Page 19869

**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein T. A. THOMAS and PATRICIA M. THOMAS, husband and wife, is Grantor;  
WILLIAM GANONG, JR., is Trustee; and  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Beneficiary,  
recorded in Official/Microfilm Records, Vol. M76, Page 8993, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Lots 19 and 20, Block 28, SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

\$377.00 due May 15, 1985, and a like amount due on the 15th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is:

\$30,594.20, plus interest from November 1, 1985, and late charges,

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on April 16, 19 86, at 10:20 o'clock a.m.  
based on standard of time established by ORS 187.110 at Room 204, 540 Main Street, Klamath Falls,  
Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated: December 5, 1985.

William L. Sisemore Successor  
Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on December 5, 19 85 by William L. Sisemore

Charles M. Fahey Notary Public for Oregon — My Commission Expires: Feb. 5, 19 89  
Certified to be a true copy: \_\_\_\_\_ Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on December 5th, 19 85 at 2:18 o'clock P.m.  
and recorded in M85 page 19869 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pam Smith, Deputy

After recording return to:

Fee: \$5.00

William L. Sisemore  
540 Main St.,  
Klamath Falls, Oregon 97601

INDEXED  
D ☒ I ☒



# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

6376

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  
T. A. Thomas  
Patricia M. Thomas  
Richard Henry, Jr.

ADDRESS

1171 Lynnwood Bv., Klamath Falls, Or. 97601  
1171 Lynnwood Bv., Klamath Falls, Or. 97601  
P. O. Box 39, Chiloquin, Or. 97624

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 December 6, 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 6th day of December, 1985.

(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,  
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

STATE OF OREGON

## PROOF OF SERVICE

6377

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 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 STEVEN PRESLAR  
at 1829 Worden, Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person,  
on Dec. 9, 1985, at 6:00 o'clock P.M.  
Upon \_\_\_\_\_, 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 office which he/she maintains for the conduct of  
business 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 \_\_\_\_\_, by  
\* \_\_\_\_\_ thereof: OR \_\_\_\_\_ who is a/the

(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the  
office of \_\_\_\_\_, who is a/the \*  
\* 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 \*  
\* 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  
at \_\_\_\_\_, the person who is apparently in charge of the district attorney's office,  
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 \_\_\_\_\_, after reasonable efforts to do so have been made;  
I attempted to make service by \_\_\_\_\_

Subscribed and sworn to before me this 16 th day of \_\_\_\_\_, 1985

(SEAL)

Notary Public for Oregon  
My commission expires 2.5.89

TED L. LINDOW  
Legal Investigations  
3710 Madison  
Klamath Falls, Ore 976  
503-882-6754

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.

6378



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

ss.

County of Klamath

I, William L. Sisemore

being first duly sworn, depose, say and certify that:

I am the successor trustee in that certain trust deed executed and delivered by

T. A. Thomas and Patricia M. Thomas, husband and wife as grantor  
to William Ganong, Jr. as trustee,

in which First Federal Savings and Loan Association of Klamath Falls, Oregon,  
is beneficiary, recorded ~~OK~~ ~~XXXX~~ in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M85, at page 8993 ~~master title instrument in microfilm book~~  
~~first book~~ (indicate which), covering the following described real property situated in said county:

Lots 19 and 20, Block 28, SECOND ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

(1827 Worden St.)

I hereby certify that on December 9, 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

Successor Trustee

Subscribed, sworn to and acknowledged before me this 10<sup>th</sup> day of December, 1985

Clara M. Fahey

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. 97601

DO NOT USE THIS  
SPACE RESERVED  
FOR RECORDING  
LABEL IN COUNTIES  
WHERE USED.)

STATE OF OREGON,

ss.

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/file/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 Publication

6379

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

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 \_\_\_\_\_

#550 Notice of default

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

~~times~~ times ~~consecutive~~ consecutive ~~weeks~~ weeks ~~or~~ or ~~days~~ days

(4 insertion s) in the following issue s: \_\_\_\_\_

Feb. 20, 1986

Feb. 27, 1986

Mar. 6, 1986

Mar. 13, 1986

Total Cost: \$133.00

Sarah L. Parsons

Subscribed and sworn to before me this 13  
day of March, 1986

Lita Backa  
Notary Public of Oregon

My commission expires Jan 15 90

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE  
Reference is made to that Trust Deed wherein T.  
A. THOMAS and PATRICIA M. THOMAS, hus-  
band and wife, is Grantor; WILLIAM GANONG,  
JR., is Trustee; and FIRST FEDERAL SAV-  
INGS AND LOAN ASSOCIATION of Klamath  
Falls, Oregon, is Beneficiary, recorded in Of-  
ficial/Microfilm Records, Vol. M76, Page 8993,  
Klamath County, Oregon, covering the follow-  
ing-described real property in Klamath County,  
Oregon:  
Lots 19 and 20, Block 28, SECOND ADDITION to  
the City of Klamath Falls, according to the of-  
ficial plat thereof on file in the office of the Coun-  
ty Clerk of Klamath County, Oregon.  
No action is pending to recover any part of the  
debt secured by the trust deed.  
The obligation secured by the trust deed is in  
default because the grantor has failed to pay the  
following:  
\$377.00 due on May 15, 1985, and a like amount  
due on the 15th day of each month thereafter.  
The sum owing on the obligation secured by the  
trust deed is:  
\$30,594.20, plus interest from November 1, 1985,  
and late charges;  
plus trustee's fees, attorneys fees, foreclosure  
costs, and any sums advanced by beneficiary  
pursuant to the terms of said trust deed.  
Beneficiary has and does elect to sell the prop-  
erty to satisfy the obligation pursuant to ORS  
86.705 to 86.795.  
The property will be sold as provided by law on  
April 16, 1986 at 10:20 o'clock a.m. based on  
standard of time established by ORS 187.110 at  
Room 204, 540 Main Street, Klamath Falls,  
Klamath County, Oregon.  
Interested persons are notified of the right under  
ORS 86.753 to have this proceeding dismissed  
and the trust deed reinstated by payment of the  
entire amount then due, other than such portion  
as would not then be due had no default occur-  
red; together with costs, trustee's and attorney's  
fees, and by curing any other default complained  
of in this Notice, at any time prior to five days  
before the date last set for sale.  
Dated: December 3, 1985  
William L. Sjemore, Successor Trustee  
#550 Feb. 20, 27 March 6, 13, 1986

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 15th day of April A.D., 19 86  
at 1:07 o'clock P M. and duly recorded  
in Vol. M86 of Mrges. Page 6375

Evelyn Biehn, County Clerk  
By Pam Smith  
Deputy.

Fee, \$21.00