

62102

57611

Vol. M86 Page 9566
Vol. M86 Page 1315**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein JAMES W. McCOY and CELENIA V. McCOY, husband and wife,
WILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M79, Page 10788, is Beneficiary,
 covering the following-described real property in Klamath County, Oregon,
Klamath County, Oregon:

Lot 10, Block 4, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of 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:
 \$524.00 due on July 15, 1985, and a like amount due on the 15th day
 of each month thereafter, to and including December 15, 1985; and
 \$574.00 due on January 15, 1986.

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

\$45,116.08, plus interest from June 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 June 5, 1986, at 10:00 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: January 27, 1986

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on January 27, 1986 by William L. Sisemore

Clara M. Fahey, Notary Public for Oregon

My Commission Expires: Feb. 5, 1989

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on January 27, 1986 at 2:52 o'clock P.m.
 and recorded in M86 page 1315 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pat Smith, Deputy

After recording return to:

Fee: \$5.00
 William L. Sisemore
 540 Main St.,
 Klamath Falls, Or. 97601

INDEXED

D V I

86 JUN 27 PM 2 52

OK 25

PROOF OF SERVICE

9567

STATE OF OREGON, County of Klamath) ss.

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 JAMES W. MCCOY, by delivering such true copy to him/her, personally and in person, at 2000 Eldorado, Klamath Falls, Ore., on Jan. 30, 1986, at 10:57 o'clock A.M.

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 Celenia V. McCoy, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 2000 Eldorado, Klamath Falls, Ore. to James W. McCoy, who is a person over the age of 14 years and a member of the household of the person served on January 30, 1986, at 10:57 o'clock A.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 _____, 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.) _____, who is a/the

(a) delivering such true copy, personally and in person, to _____ 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. TED L. LINDOW

Service cannot be made upon _____, after reasonable efforts to do so. Legal Investigations 740 adison.

I attempted to make service by _____

Subscribed and sworn to before me this 31st day of _____

Ted L. Lindow
Notary Public for Oregon
My commission expires 2-5-89

Klamath Falls, OR 97601
503-887-754

(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.

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

4 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First
5 Federal Savings and Loan Association, Beneficiary under that certain Trust
6 Deed recorded in Vol. M79 at page 10788, Records of Klamath County, Oregon,
7 wherein James W. McCoy and Celenia V. McCoy, husband and wife, are Grantors,
8 and William Sisemore is Trustee; I served a true and correct copy of Trustee's
9 Notice of Default and Election to Sell and of Sale, certified to as such copy
10 by me, together with notice of substitute service, copy of which is attached
11 hereto, in a sealed envelope, plainly addressed to Celenia V. McCoy, 2000
12 Eldorado, Klamath Falls, Or. 97601, with postage fully prepaid, and deposited
13 the same in the U. S. Mail at Klamath Falls, Oregon, on January 31, 1986.

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

18 Subscribed and Sworn to before me this 31st day of January, 1986.

19 Clare M. Foley
20 Notary Public for Oregon

21 (SEAL)
22 My Commission Expires: 2-5-89
23
24
25
26

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601-6067

9569

TELEPHONE
AREA CODE 503
882-7229

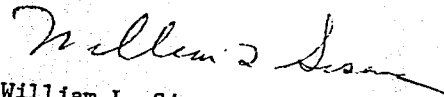
January 31, 1986

Celenia V. McCoy
2000 Eldorado
Klamath Falls, Or. 97601

Dear Mrs. McCoy:

Enclosed find a certified copy of Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by substitute service on James W. McCoy, a person over the age of 14 years of age who resides at your place of abode, on January 30, 1986, at 10:57 a.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

9570

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
Transamerica Financial ServicesADDRESS
707 Main Street
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 January 27, 1986. 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 27th day of January, 1986.

(SEAL)

Conrad 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 27th day of January, 1986, at 7:00 o'clock AM, and recorded in book/reel/volume No. 100 on page 1 or as fee/file/instrument/microfilm/reception No. 100, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By William L. Sisemore Deputy

Affidavit of Publication

**STATE OF OREGON,
COUNTY OF KLAMATH**

33

9571

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 _____
#696 Trustee's Notice - _____
McCoy

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: _____

April 10, 1986

April 17, 1986

April 24, 1986

SEP 1, 1986

Total Cost: \$11.11

Sarah L. Parsons

Subscribed and sworn to before me this 1
 day of May 19 86

Leta Backa
Notary Public of Oregon

My commission expires Jan 15 1960

(COPY OF NOTICE TO BE PASTED HERE)

[illegible]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of June A.D., 19 86 at 2:46 o'clock P M., and duly recorded in Vol. M86
of Mortgages on Page 9566

FEE **\$25.00**

Evelyn Biehn, County Clerk
By *[Signature]*