

58031

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

Vol. 786 Page

11022  
2327

Reference is made to that Trust Deed wherein JAMES R. HADDEN and CAROL J. HADDEN, husband and wife,  
WILLIAM GANONG, JR., is Grantor;  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M75, Page 3959, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,

Beginning at a point 30 feet West of the Southeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, where the Westerly right of way line of the Dalles-California Highway intersects with the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence North along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet; thence West at right angles to a point in the Easterly right of way line of the Modoc Northern Railway Company right of way; thence in a Southeasterly direction along the Easterly right of way line of said Railroad to a point in the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence East to the point of beginning.

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:

Loan #0140525 - \$266.00 due on August 25, 1985, and a like payment due on the 25th day of each month to and including December 25, 1985; \$286.00 due on January 25, 1986.  
Loan #9140525 - \$136.70 due on August 25, 1985, and a like payment due on the 25th day of each month thereafter.

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

Loan #0140525 - \$26,933.42, plus interest and late charges;  
Loan #9140525 - \$12,599.24, plus interest 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 17, 19 86, at 10:10 o'clock a.m. based on standard of time established by ORS 187.110 at Room 204, 540 Main St., 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: February 6, 19 86.

William L. Sisemore

Successor  
Trustee

STATE OF OREGON, County of Klamath

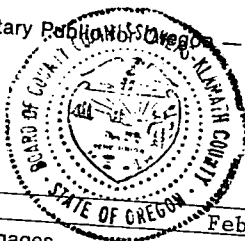
The foregoing was acknowledged before me on February 6, 19 86 by William L. Sisemore

Clara M. Farney

Notary Public

My Commission Expires: Feb. 5, 19 89

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on February 6, 19 86 at 2:19 o'clock p.m. and recorded in M86 page 2327 of mortgages.

Evelyn Biehn Klamath County Clerk by

Berntha A. Litch Deputy

After recording return to:

Fee \$5.00

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

INDEXED  
D.V.I.V.

ck.  
5-28

SHERIFF'S RETURN OF SERVICE

11023

STATE OF OREGON )  
County of Klamath ) ss.

Court Case No. \_\_\_\_\_

Sheriff's Case No. 86-488 the within:

I hereby certify that I received on February 6, 1986

( ) Summons & Complaint ( ) Summons & Petition ( ) Summons ( ) Complaint ( ) Petition  
( ) Subpoena ( ) Citation ( ) Order ( ) Motion ( ) Affidavit  
( ) Small Claim ( ) Restraining Order ( ) Show Cause Order ( ) Notice  
( ) Writ of Garnishment ( ) Order of Appearance ( ) Waiver of fees

(x) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE  
for service on the within named: James R. Hadden and Carol J. Hadden, husband and wife

( ) SERVED \_\_\_\_\_ personally and in person.  
( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_  
a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
abode: \_\_\_\_\_

( ) OFFICE SERVICE - By leaving a true copy with \_\_\_\_\_  
the person in charge of the office maintained for the conduct of business by \_\_\_\_\_

( ) By leaving a true copy with \_\_\_\_\_ of said corporation.  
(x) OTHER METHOD Jeff Hadden, Occupant, Rt. 1, Box 607, Klamath Falls, OR

( ) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find  
the within named: \_\_\_\_\_  
within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: February 17, 1986 11:35 a.m.

TOM DURYEE, Sheriff  
Klamath County, Oregon

By [Signature]  
Deputy

11024

1 STATE OF OREGON )  
2 County of Klamath ) SS

3 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First  
4 Federal Savings and Loan Association, Beneficiary under that certain Trust  
5 Deed recorded in Vol. M75 at page 3959, Records of Klamath County, Oregon,  
6 wherein James R. Hadden and Carol J. Hadden, husband and wife, are Grantors,  
7 and William Ganong, Jr. is Trustee; I served a true and correct copy of Amended  
8 Trustee's Notice of Default and Election to Sell and of Sale, certified to as  
9 such copy by me, together with notice of substitute service, copy of which is  
10 attached hereto, in a sealed envelope, plainly addressed to Carol J. Hadden,  
11 Rt. 1, Box 607, Klamath Falls, Or. 97603, with postage fully prepaid, and deposited  
12 the same in the U. S. Mail at Klamath Falls, Oregon, on February 21, 1986.

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

13  
14  
15  
16 Subscribed and Sworn to before me this 21<sup>st</sup> day of February, 1986.

*Carver M. Farney*  
Notary Public for Oregon

17  
18 (SEAL)  
19 My Commission Expires: 2-5-89

20  
21  
22  
23  
24  
25  
26  
WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

503/802-7229

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

**11025**

TELEPHONE  
AREA CODE 503  
822-7229

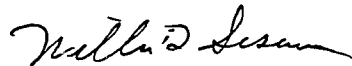
February 21, 1986

Carol J. Hadden  
Rt. 1, Box 607  
Klamath Falls, Or. 97603

Dear Mrs. Hadden:

Enclosed find a certified copy of Amended Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by substitute service on Jeff Hadden, a person over the age of 14 years of age who resides at your place of abode, on February 17, 1986, at 11:30 a.m.

Very truly yours,



William L. Sisemore

WLS/f  
encl.

11026

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

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 in Vol. M75 at page 3959, Records of Klamath County, Oregon, wherein  
7 James R. Hadden and Carol J. Hadden, husband and wife, are Grantors, and  
8 William Ganong, Jr., is Trustee; I served a true and correct copy of Amended  
9 Trustee's Notice of Default and Election to Sell and of Sale, certified to as  
10 such copy by me, together with notice of substitute service, copy of which is  
11 attached hereto, in a sealed envelope, plainly addressed to James R. Hadden,  
12 Rt. 1, Box 607, Klamath Falls, Or. 97603, with postage fully prepaid, and de-  
13 posited the same in the U. S. Mail at Klamath Falls, Oregon, on February 21, 1986.  
14

15 William L. Sisemore  
16 William L. Sisemore  
17 Attorney for Klamath First Federal  
18 Savings and Loan Association  
19

20 Subscribed and Sworn to before me this 21<sup>st</sup> day of February, 1986.  
21

22 Clayton M. Farney  
23 Notary Public for Oregon  
24

25 (SEAL)  
26 My Commission Expires: 2-5-89

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

February 21, 1986

11027

TELEPHONE  
AREA CODE 503  
882-7229

James R. Hadden  
Rt. 1, Box 607  
Klamath Falls, Or. 97603

Dear Mr. Hadden:

Enclosed find a certified copy of Amended Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by substitute service on Jeff Hadden, a person over the age of 14 years of age who resides at your place of abode, on February 17, 1986, at 11:30 a.m.

Very truly yours,

*William L. Sisemore*  
William L. Sisemore

WLS/f  
encl.

# Affidavit of Publication

11028

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 #767 Trustees Notice - Hadden

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

Successive and consecutive week(s) day(s)  
(1 insertion s) in the following issue s: —

April 29, 1986

May 6, 1986

May 13, 1986

May 20, 1986

Total Cost: \$195.84

Sarah L. Parsons

Subscribed and sworn to before me this 30  
day of May 19 86

Leta Backe  
Notary Public of Oregon

My commission expires Jan 15 90

## AMENDED TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to the Trust Deed wherein  
JAMES R. HADDEN and CAROL J. HADDEN,  
Husband and Wife, as Grantors, WILLIAM  
GAYMOND, JR., as Trustee, and FIRST FED-  
ERAL SAVINGS AND LOAN ASSOCIATION of  
Klamath Falls, Oregon, as Beneficiary, recorded  
in Official/Record/Records, Vol. MJS, Page  
3959, Klamath County, Oregon, covering the  
following described real property in Klamath  
County, Oregon:

Beginning at a point 30 feet West of the Southeast  
corner of the SE 1/4 of Section 12, Township  
30 North, Range 3 East, of the Willamette Meri-  
dian where the Western right of way line of the  
Del Norte California Highway intersects with the  
Southern line of the SE 1/4 of NE 1/4 of Section 12;  
thence North along the Western right of way line  
of the Del Norte California Highway a distance of  
180 feet to a point; thence East to a point in  
the Eastern right of way line of the Adair Nor-  
thern Railway Company right of way; thence in  
a South easterly direction along the Eastern  
right of way line of said Railroad to a point in the  
Southern line of the SE 1/4 of NE 1/4 of Section 12;  
thence East to the point of beginning.

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:

Loan #14325 - \$24,100 due on August 25, 1985,  
and interest payment due on the 25th day of each  
month, 10 and, including December 25, 1985;  
\$250.00 due on January 25, 1986.

Loan #14325 - \$134,700 due on August 25, 1985,  
and interest payment due on the 25th day of each  
month thereafter.

The sum owing on the obligation secured by the  
Trust Deed is:

Loan #14325 - \$24,933.42, plus interest and late  
charges.

Loan #14325 - \$12,599.24, plus interest and late  
charges, plus trustee's fees, attorney's fees,  
pre-sale 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  
84.70 to 84.75.

The property will be sold as provided by law on  
June 24, 1986, at 10:00 o'clock a.m. based on  
standard of time established by ORS 187.110 at  
Room 804, 540 Main Street, Klamath Falls,  
Klamath County, Oregon.

Interested persons are notified of the right under  
ORS 84.75 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 back interest and any other default complained

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 24th day of June A.D., 19 86  
at 2:15 o'clock P M. and duly recorded  
in Vol. M86 of Mtges. Page 11021

Evelyn Biehn, County Clerk

By R. M. Smith

Deputy.

Fee, \$33.00