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60371

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

Vol. M82 Page 1492
Vol. M80 Page 6550

Reference is made to that Trust Deed wherein HARRY L. HURLBUT and SARAH C. HURLBUT, husband and wife,
WILLIAM GANONG is Grantor;
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon is Trustee; and
recorded in Official/Microfilm Records, Vol. 213, Page 217, is Beneficiary,
covering the following-described real property in Klamath County, Oregon,
Klamath County, Oregon:

Lot 11 in Block 71 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.

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:
\$83.00 due on August 5, 1985, and a like amount due on the 5th day of
each month thereafter including December 5, 1985; \$85.00 due on the
5th day of January, 1986, and a like amount due on the 5th day of each
month thereafter.

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

\$2,650.70, 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 August 21, 19 86, 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: April 16, 19 86.

William L. Sisemore Successor

William L. Sisemore, Trustee

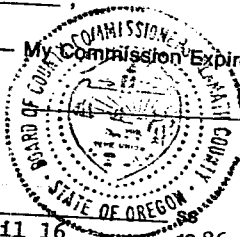
STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on April 16, 19 86 by William L. Sisemore

Cover M. Farney

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

Filed for record on April 16, 19 86 at 3:52 o'clock p.m.
and recorded in M86 page 6550 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, Or. 97601

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14922

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 SUCCESSOR trustee in that certain trust deed executed and delivered by HARRY L. HURLBUT and SARAH C. HURLBUT, husband and wife, as grantor to WILLIAM GANONG as trustee, in which FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon is beneficiary, recorded on October 5, 1962, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. 213, at page 217 ~~or as fee/file/instrument/microfilm/reception~~ ~~number~~ (in book/reel/volume), covering the following described real property situated in said county:

Lot 11 in Block 71 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.

I hereby certify that on April 16, 1986, 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 16th day of April, 1986.

Clara M. Farnum
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 Street
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

14923

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
Harry L. Hurlbut
Sarah C. Hurlbut
Richard L. Kerdus
Margaret S. Kerdus
P. E. Schroeder

ADDRESS
2026 Oregon Ave., Klamath Falls, Or. 97601
2026 Oregon Ave., Klamath Falls, Or. 97601
718 No. Jackson St., Mason City, Iowa 50401
718 No. Jackson St., Mason City, Iowa 50401
1009 Joshua Place, Fremont, California 94538

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 April 16, 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 16th day of April, 1986.

(SEAL)

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

By NAME
TITLE
Deputy

14924

33

Evelyn Biehn, County Clerk
By Pam

[illegible]