

65125

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

Vol. M86 Page 15128

Reference is made to that Trust Deed wherein LLOYD LEE RUSSELL

WILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M83, Page 7898, is Beneficiary,
covering the following-described real property in Klamath Klamath County, Oregon:

Lot 7, Block 46, BUENA VISTA 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.

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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 20, 1985, and a like amount due on the 20th day of
each month thereafter.

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

\$37,892.09, 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.

A notice of default and election to sell and of sale stated that the property would be sold
on May 23, 1986 at 10:00 a.m., based on standard of time established by ORS 187.110 at Room
204, 540 Main Street, Klamath Falls, Klamath County, Oregon; however, subsequent to the re-
cording of said notice of default and election to sell and of sale, the date of sale was
postponed by the Trustee; WHEREFORE, notice is given that the property will be sold as pro-
vided by law on August 22, 1986, at 10:00 o'clock a.m., based on standard of time estab-
lished 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: August 7, 19 86.

William J. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 7, 19 86 by William Sisemore

Notary Public for Oregon — My Commission Expires: Feb. 5, 19 89

Certified to be a true copy:

STATE OF OREGON, County of Klamath
Filed for record on _____
and recorded in _____ page _____ of mortgages.
Klamath County Clerk by _____, Deputy
After recording return to: _____, Attorney for Trustee

OK
23/86

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

15129

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 ~~first class~~ 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

Gary R. Hedlund
Attorney at Law

303 Pine St.,
Klamath Falls, Oregon 97601

Chief, Special Procedures Section
District Director of Internal Revenue

1220 S. W. 3rd
Portland, Oregon 97204

Ray Bidegary

City Hall, 500 Klamath Ave.,
Klamath Falls, Oregon 97601

Paul Breckner

Benjamin Franklin Savings & Loan Assn.
212 So. 6th St.,
Klamath Falls, Oregon 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 August 8, 19 86. 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 8th day of August, 19 86

(SEAL)

Charles M. Feeney
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, Oregon 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