

57274

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

Vol. M86 Page 15130 786

Reference is made to that Trust Deed wherein LLOYD LEE RUSSELL

WILLIAM SISMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
 recorded in Official/Microfilm Records, Vol. M81, Page 7898, Klamath, is Beneficiary,
 covering the following-described real property in 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.

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.

The property will be sold as provided by law on May 23, 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: January 15, 19 86.

William L. Sismore, Trustee

STATE OF OREGON, County of Klamath
 The foregoing was acknowledged before me on January 15, 19 86 by William L. Sismore

Chris M. Farley 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 January 15, 19 86 at 2:43 o'clock P.m.
 and recorded in M86 page 734 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to: Fee: \$5.00
William L. Sismore
540 Main St. K.F.O.



INDEXED
 RD 11

CH 2 RD 51 NW 99,
 1986 JAN 15

STATE OF OREGON

PROOF OF SERVICE

15131

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 LLOYD LEE RUSSELL
at 2153 Harvard, Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person,
Upon _____, on January 17, 1986, at 5:15 o'clock P.M.,
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
to _____, 19____, at _____ o'clock _____ M.
by delivering such true copy at his/her dwelling house
age of 14 years and a member of the household of the person served on _____, who is a person over the
Upon _____, 19____, at _____ o'clock _____ M.

Office Service Upon Individual(s)
Upon _____, at the office which he/she maintains for the conduct of
business at _____, 19____, at _____ o'clock _____ M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name
Upon _____, during normal working hours, at to-wit: _____ o'clock, _____ M.
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____, by
" _____, who is a/the
(b) leaving such true copy with _____ thereof; OR
office of _____, the person who is apparently in charge of 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 _____, 19____, at _____ o'clock _____ M.
(a) serving such true copy, personally and in person on _____, by
(b) leaving such true copy with _____ thereof, OR
office of _____, who is the
* Specify director, managing agent, clerk, secretary _____, who is a/the *

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, on _____, 19____, at _____ o'clock _____ M.
at _____, 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,
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 21 day of _____, 1986.

(SEAL)

Notary Public for Oregon
My commission expires 2-5-89

JED L. LINDOW
Legal Investigations
3710 Madison
Klamath Falls, OR 97601
503-884-754

PUBLISHER'S NOTE: ORS 80.740(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). This 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.

151329

STATE OF OREGON, County of Klamath

I, William L. Sisemore, ss:

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
Chief, Special Procedures Section
District Director of Internal Revenue

ADDRESS
1220 S. W. 3rd
Portland, Oregon 97204

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 24, 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 24th day of April, 1986.

(SEAL)

* 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.
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 _____

TO Grantor _____

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.

By _____ TITLE _____ Deputy

NOTICE OF NONJUDICIAL SALE

15133

RE. LLOYD LEE RUSSELL
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property:

2153 Harvard, Klamath Falls, Oregon: Lot 7, Block 46, BUENA VISTA
ADDITION to the City of Klamath Falls, Klamath County, Oregon,

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at Room 204, 540 Main Street, Klamath Falls, Oregon
the following terms CASH on May 23, 1986, at 10:00 o'clock A.M., on

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 37,892.09
Interest to date of sale	\$ 4,645.67
Legal fees	\$ 700.00
Selling costs	\$ 450.00
Other:	\$

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien: ; Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William L. Sisemore

NAME

540 Main St.,

NUMBER and STREET

Klamath Falls, Or. 97601

CITY, STATE, ZIP

DATED: April 24, 1986

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath

I, William L. Sisemore ss.

sworn, depose and say: That on April 24, 1986, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 S.W. 3rd, Portland, Oregon 97204, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon on April 24, 1986, which was not less than twenty-five (25) days prior to the sale.

William L. Sisemore

Subscribed and sworn to before me this 24th day of April, 1986

(SEAL)

Notary Public for Oregon
My commission expires: 2-5-89

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated , 19

Ey. Title:

NOTE: If signed acknowledgement is requested, submit in duplicate.

Form 688(Y)

Department of the Treasury - Internal Revenue Service

(Rev. May 1985)

Notice of Federal Tax Lien Under Internal Revenue Law

District

PORTLAND

Serial Number

86004310 0000

For Optional Use by Recorder

15134

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer LLOYD L RUSSELL

Residence

2153 HARVARD
KLAMATH FALLS OR 97601

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/83	543-28-8899	11/19/84	12/19/90	449.81
Place of Filing klamath county					Total \$ 449.81

This notice was prepared and signed at OGDEN, UTAH, on this,
the 15 day of APR, 19 86.

Signature

for J PHIPPS

Title

CHIEF, COLLECTION BRANCH

(NOTE: Certificate of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien
Rev. Rul. 71-486, 1971-2 C.B. 409)

Part 1 - Kept By Recording Office

Form 688(Y) (Rev. 5-85)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 22nd day
of April A.D., 19 86 at 12:16 o'clock P M., and duly recorded in Vol. M86
of KLAMATH FALLS TAX LIENS on Page 6862

FEE \$5.00

Evelyn Biehm, County Clerk
By [Signature]

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

15135

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 _____

#675 Trustees Sale
Russell

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

(1 insertion s) in the following issue: _____

Apr 13, 1986

April 10, 1986

April 17, 1986

April 24, 1986

Total Cost: \$136.00

Darwin J. Parsons

Subscribed and sworn to before me this 24
day of April 1986

Leta Packa
Notary Public of Oregon

My commission expires Jan 15 1990

(COPY OF NOTICE TO BE PASTED HERE)

[illegible]

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 22nd day of August A.D., 19 86
at 9:52 o'clock A M. and duly recorded
in Vol. M86 of Mrges. Page 15128
Evelyn Biehn, County Clerk

By Evelyn Biehn, County Clerk Page 15128

By _____, County Clerk

Fee, \$33.00

Deputy