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

Vol. M80 Page 16141
Vol. M80 Page 7637

Reference is made to that Trust Deed wherein THOMAS E. DePUE and PAMELA MICHELLE DePUE, husband and wife, WILLIAM SISEMORE, is Grantor; KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and recorded in Official/Microfilm Records, Vol. M80, Page 22876, is Beneficiary, covering the following-described real property in Klamath County, Oregon, Klamath County, Oregon;

Lot 24 of CLOVERDALE, 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:

\$350.00 due November 20, 1985 and \$350.00 due December 20, 1985;
353.00 due January 20, 1986, 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:

\$23,828.95, plus interest from October 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 September 9, 1986, at 10:40 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: May 2, 1986.

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on

May 2, 1986 by

ss

William L. Sisemore

Trustee

Donald M. Farney Notary Public for Oregon — My Commission Expires

Feb. 5, 1989

Certified to be a true copy:

STATE OF OREGON, County of Klamath

Filed for record on

and recorded in M86 page 7637 of mortgages.

May 2, 1986 at

2:29 o'clock p.m.

Evelyn Biehn, Klamath

County Clerk by

Ram Smith

Deputy

After recording return to:

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

Fee: \$5.00

INDEXED
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16142



STATE OF OREGON,

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

County of Klamath } ss.

I, William L. Sisemore
being first duly sworn, depose, say and certify that:

I am the THOMAS E. DePUE and PAMELA MICHELLE DePUE, husband and wife trustee in that certain trust deed executed and delivered by
to WILLIAM SISEMORE as grantor
in which KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION as trustee,
is beneficiary, recorded on November 25, 19 80, in the mortgage records of Klamath
County, Oregon, in book/reel/volume No. M80, at page 22876
~~XXXXXX~~ (XXXXXX), covering the following described real property situated in said county:

Lot 24 of CLOVERDALE, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

I hereby certify that on May 5, 19 86, 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
Trustee

Subscribed, sworn to and acknowledged before me this 9th day of May, 19 86

(SEAL)

Chris M. Fahey
Notary Public for Oregon
My Commission expires: 2-5-89

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

to : Grantor

Trustee

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

AFTER RECORDING RETURN TO
William L. Sisemore
540 Main St.,
Klamath Falls, Or. 97601

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 Mortgage of said County.
Witness my hand and seal of
County affixed.

By _____ TITLE _____
Deputy

OC

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

16143

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

ADDRESS

Thomas E. DePue

430 Bonnie Jean Court
Anchorage, Alaska 99515

Pamela Michelle DePue

430 Bonnie Jean Court
Anchorage, Alaska 99515

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, Oregon, on May 12, 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 12th day of May, 1986.

(SEAL)

Carol M. Felroy
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, } ss.
County of

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/tile/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

Affidavit of Publication

16144

STATE OF OREGON,
COUNTY OF KLAMATH

(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

#896 Trustees Sale

DePue

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

~~insertions and continuous week of~~

(4 insertion s) in the following issue s:

July 10, 1986

July 17, 1986

July 24, 1986

July 31, 1986

Total Cost: \$144.16

Sarah L. Parsons

Subscribed and sworn to before me this 31
day of July 1986

Keta Buck
Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF DEFAULT AND SALE
Reference is made to that Trust deed wherein
THOMAS DEPUY and PAMELA MICHELLE
DePue, husband and wife, is Greater
WILLIAM SISEMORE, is Trustee, and
KLAMATH FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION is Beneficiary recorded in
Official Publication Records, Vol. 144, page
224, Klamath County, Oregon, covering the
following described real property in Klamath
County, Oregon:
Lot 24 of CLOVERDALE, according to the of-
ficial plat thereof on the first publication of the
County of Klamath County, Oregon.
The intent is pending to recover any part of the
loan secured by the trust deed.
The attention is directed to the fact that in the
event the grantor has failed to pay the
installment due on November 20, 1986 and \$144.16 due
on January 20, 1987, the said loan shall be in
default and the grantor has failed to pay the
installment.
The sale taking on the completion of the
foreclosure.
SISEMORE, Trustee from October 1, 1986, and
has charges, plus trustee's fees, attorney's fees,
foreclosure costs and any other amount due by
beneficiary pursuant to the terms of said trust
deed.
The sale shall be held at the County Clerk's
office in Klamath County, Oregon, on the 15th day of
December, 1986, at 10:00 o'clock a.m. and the
property shall be sold as provided by law on
Saturday, December 13, 1986, at 10:00 o'clock a.m. and
the sale shall be held at the County Clerk's office
in Klamath County, Oregon.
Interested parties are notified of the right under
ORS 86.010 to have this proceeding discontinued
within the time specified by payment of the
amount due within ten days after the date of the
sale. If the sale is not paid, the sale shall occur
and the grantor shall be liable for the sale and attorney's
fees, and by the sale the grantor shall be released
of all liability, at any time prior to five days
before the sale is held for sale.
Witness my hand and seal of office this 31st day of
July, 1986.
Keta Buck, Notary Public
Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of the 8th day
of September A.D., 19 86 at 2:07 o'clock P M., and duly recorded in Vol. M86
of Mortgages on Page 16141

FEE \$17.00

Evelyn Biehn, County Clerk
By Ann Smith