67227 TRUSTEE'S NOTICE OF DEFAULT 62388 AND ELECTION TO SELL AND OF SALE Reference is made to that Trust Deed wherein <u>GARY L. GUGGENMOS and SALLY L. GUGGENMOS</u>, husband and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, recorded in Official/Microfilm Records, Vol. <u>M77</u>, Page 3608 covering the following-described real property in , is Grantor; is Trustee; and B is Beneficiary, Lot 47 of LEWIS TRACTS, Klamath County, Oregon. Klamath Klamath County, Oregon, County, Oregon: 100 11-0_ 17 60 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: \$134.37 due February 20, 1986, and a like amount due on the 20th day GT Each Month therearter. Failure to pay real property taxes for years 1981-82, 1982-83, 1983-84, 1984-85 and 1985-86. On the obligation secured by the trust deed is: The sum owing on the obligation secured by the trust deed is: 823 \$13,204.31, 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 E ***--, ****** Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795. s The property will be sold as provided by law on 60 Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated ., 19 <u>86</u>, at <u>10:00</u> o'clock <u>a</u>.m. by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with aports, trustoph and ottomovia fore, and by ouring any other default completed of in this Notion of any time prior to by payment or the entire amount then due, other than such portion as would not then be due had no detault ocurred, 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: STATE OF OREGON, County of Villen. The foregoing was acknowledged before me on _____ Successor Douis ., Trustee June 6__, 19 86 by William L. Sigemore eling Cartified to be a frue copy: Notary Public for Oregon --PortHissian pires: 1/6 60 G8 Feb. , 19<u>89</u> STATE OF OREGON, County of _____Klamath Filed for record on ________ and recorded in ______ page 10036 of mortgages. Attorney for Trustee Evelyn Biehn, SHEDDAS. at 4:55 o'clock Pm. Klanath After recording return to: - County Clerk by William L. Sisemore 540 Main St., , Deputy Klamath Falls, Oregon 97601 Fee: \$5.00

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County of Klamath	33.	
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GARY L. GUGGENMOS and SALLY I	tily that: Successor trustee in that certain trust deed execute GUGGENMOS, busband and wife, ND LOAN ASSOCIATION of Klameth Total	
to WILLIAM GANONG, JR.,	ND LOAN. ASSOCIATION of Klamath Falls, Oregon MI. LOAN. ASSOCIATION of Klamath Falls, Oregon March 1, 19.77., in the mortgage records of	ed and delivered E
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I hereby certify that on The word "trustee" as used in this allie tst mentioned above.	June16, 1986., the above described real property was davit means any successor-trustee to the trustee named in	s not occupied. the trust deed
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NG PRESTER'S MOTICE OF BALE-AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE 18986 At all times hereinalter mentioned I was and now am a resident of the State of Oregon, a competent person ha ada of aightaan years and not the handfinany of his minatory in interest named in the attached original At all times nerematter 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 diven under the terms of that certain frust deed described in said notice over the age of eignieen years and not the beneficiary of his successor in interest notice of sale given under the terms of that certain trust deed described in said notice. If sale given under the terms of that certain trust deed described in said notice. Bave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof first class and certified mail with return receint requested to each of the following named persons for their 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 ladal representations, where so indicated) at their respective last known addresses forwit. by oorn first class and certified mail with return receipt requested to each of the following legal representatives, where so indicated) at their respective last known addresses, to-wit: Olive Sparks 1418 Ivory St., Klamath Falls, OR 97603 ADDRESS 1418 Ivory St., Klamath Falls, OR 97603 Elsie Robertson The Donway West, Suite 505, Don Mills, Ontario Canada M3B3M2 CP National Corp. 1141 Royal York Road, Apt. 207A, Islington, Ontario, Canada M9A4A9 Waihun Yee Janet Yee 1011 Main St., Klamath Falls, OR 97601 P. O. Box 1573, Klamath Falls, OR 97601 Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose annears of record or of whose interest the trustee or the beneficiary has actual notice. (c) any person, 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 adency having a lien or interest subsecuent to the trust interest appears of record or of whose interest the frustee 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 frust direct if the lien or interest annears of record or the beneficiary has actual notice of the lien or interest and (d) any deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any nerson requesting notice as required by ORS 86 785 * 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..... Hallian La. Sisemore with noted thereon fully mension and was denoted by main the United copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United Time / B 10 RG With constants 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 notice. 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 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 and election to sell described in said notice of sale was recorded. As used herein, the singular includes of sale was recorded. As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corpo-and any other least as commercial entity ration and any other legal or commercial entity. Subscribed and sworn to before me this..... 3 13 ZA (SEAL) esen ...day of ... * More than one form of affidavit may be used when the parties are numerous or when the mailing is done or more than one date. June , 1986 Publisher's Noré: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing atticavit. RE: Trust Deed from STATE OF OREGON, County of I certify that the within instrument IDON'T USE THIS Grantos SPACE: REREAVED 70 FOR RECORDING LABEL IN COUN. TIER WHERE VARD. ; AFTER RECORDING RETURN TO Trustee Record of Mortgages of said County. William L. Sisemore Witness my hand and seal of 540 Main St., County affixed. Klamarh Falls, OR 97601 -By Deputy

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Affidavit of Publication

STATE OF OREGON. COUNTY OF KLAMATH

I, Sarah L. Parsons, Office Managor being first duly sworn, depose and say that I om the principal clerk of the publisher of Horeld and News the

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.

#163 Notice of default

Guggenmos

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for <u>four</u> Excellent and xummeningoverkoxxdoxxx Sept. 4, 1986 Sepr. 11, 1986

Sapt. 18, 1996

Sept. 25. 1986

Total Cost: \$141,44 Darch - Varsons

Subscribed and sworn to before me this _25_ September 19_86 57 Public of Oregen Holary My commission suphra ć

(COPY OF NOTICE TO BE PASTED HERE)

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STATE OF OREGON: COUNTY OF KLAMATH:

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Filed for record at request of _______ of ______October A.D., 19 _____ at ____4:13

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M., and duly recorded in Vol. _ on Page __ 18984 Evelyn Biehn, County Clerk By Pan Am

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<u>17th</u> . day <u>M86</u>