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

Vol. M86 Page 18984  
Vol. M86 Page 10036

Reference is made to that Trust Deed wherein GARY L. GUGGENMOS and SALLY L. GUGGENMOS, husband and wife, is Grantor;  
WILLIAM GANONG, JR., is Trustee; and  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Beneficiary;  
recorded in Official/Microfilm Records, Vol. M77, Page 3608 Klamath Klamath County, Oregon;  
covering the following-described real property in \_\_\_\_\_ County, Oregon:

Lot 47 of LEWIS TRACTS, Klamath County, Oregon.

'85 JUN 9 PM 4 55

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 of each month thereafter.
  - Failure to pay real property taxes for years 1981-82, 1982-83, 1983-84, 1984-85 and 1985-86.
- The sum owing on the obligation secured by the trust deed is:
- \$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 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 \_\_\_\_\_ Oct. 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: June 6, 19 86.

STATE OF OREGON, County of Klamath  
The foregoing was acknowledged before me on \_\_\_\_\_ June 6, 19 86 by William L. Sisamore Successor, Trustee

Chris M. Feeney 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 M86 page 10036 of mortgages.  
Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to:  
William L. Sisamore  
540 Main St.,  
Klamath Falls, Oregon 97601

Fee: \$5.00

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91

STATE OF OREGON,

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

18985

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 GARY L. GUGGENMOS and SALLY L. GUGGENMOS, husband and wife,

to WILLIAM GANONG, JR., as grantor as trustee, in which FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon

is beneficiary, recorded on March 1, 1977, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M77, at page 3608

covering the following described real property situated in said county:

Lot 47 of LEWIS TRACTS, Klamath County, Oregon.

I hereby certify that on June 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.

Successor Trustee

Subscribed, sworn to and acknowledged before me this 16th day of June, 1986.

(SEAL)

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

By Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
STATE OF OREGON, County of Klamath, ss:

18986

I, William L. Sisemore

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  
Gary L. Guggenmos  
Sally L. Guggenmos  
Olive Sparks

ADDRESS  
1418 Ivory St., Klamath Falls, OR 97603  
1418 Ivory St., Klamath Falls, OR 97603  
The Donway West, Suite 505, Don Mills, Ontario  
Canada M3B3M2  
1141 Royal York Road, Apt. 207A, Islington,  
Ontario, Canada M9A4A9  
1011 Main St., Klamath Falls, OR 97601  
P. O. Box 1573, Klamath Falls, OR 97601  
P. O. Box 1573, Klamath Falls, OR 97601

Elsie Robertson

CP National Corp.  
Waihun Yee  
Janet Yee

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 any other state agency, having a lien or interest subsequent to the trust 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 June 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 13<sup>th</sup> day of June, 1986

(SEAL)

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.

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 COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,  
County of Klamath, ss.

I certify that the within instrument was received for record on the 13<sup>th</sup> day of June, 1986, at 10 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

By

TITLE

Deputy

STATE OF OREGON, County of Klamath

18987

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 registered 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:

Olive Sparks

Elsie Robertson

The Donway West, Suite 505  
DON MILLS, Ontario, Canada M3B3M2  
1141 Royal York Road, Spt. 207A  
ISLINGTON, Ontario, Canada M9A4A9

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 June 17, 1986. With respect to each person listed above, ~~no such notice was mailed with postage thereon fully prepaid~~ ~~indicated and another such notice was mailed with postage thereon fully prepaid~~ ~~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 17<sup>th</sup> day of June, 1986.

(SEAL)

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

TO Grantor

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 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/title/instrument/microfilm/reception No. \_\_\_\_\_. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE Deputy



# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

18988

(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

#163 Notice of default

Guggenmos

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

insertions (insertions) in the following issue s:

Sept. 4, 1986

Sept. 11, 1986

Sept. 18, 1986

Sept. 25, 1986

Total Cost: \$141.44

Sarah L. Parsons

Subscribed and sworn to before me this 25  
day of September 19 86

[Signature]  
Notary Public of Oregon

My commission expires Jan 15 90

TRUSTEE'S NOTICE OF DEFAULT  
AND SELECTION TO SELL AND OF SALE  
Reference is made to that Trust Deed wherein  
CARY L. GUGGENMOS and SALLY L. GUG-  
GENMOS, husband and wife, is Grantor;  
WILLIAM GANONG, JR. is Trustee; and  
FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION of Klamath Falls, Oregon, is  
Beneficiary, recorded in Klamath County Re-  
cords, Book 1477, Page 308. Klamath County,  
Oregon, covering the following described real  
property in Klamath County, Oregon:  
Lot 10, LEWIS TRACTS, 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:  
\$134.27 due February 20, 1986, and a like amount  
due on the 20th day of each month thereafter.  
Failure to pay real property taxes for years  
1981-82, 1982-83, 1983-84, 1984-85 and 1985-86.  
The sum owing on the obligation secured by the  
trust deed is:  
\$134.27, plus interest and attorney's fees,  
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 prop-  
erty to satisfy the obligation, pursuant to ORS  
86.710 to 86.725.  
The property will be sold as provided by law on  
Oct. 21, 1986, at 10:00 o'clock a.m. based on  
standard of time established by ORS 107.110 at  
Klamath Falls, 1400 Main Street, Klamath Falls,  
Klamath County, Oregon.  
Interested persons are notified of the right under  
ORS 86.723 to have this proceeding dismissed  
and the trust deed reinstated by payment of the  
entire amount then due, other than such portion  
as will not then be due had no default occur-  
red, together with costs, trustee's and attorney's  
fees, and by filing any other default complained  
of in this notice, at any time prior to five days  
before the date set for sale.  
Dated: June 8, 1986  
William L. Eismore  
Successor Trustee  
#163 Sept. 4, 11, 18, 25, 1986

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ day  
of October A.D. 19 86 at 4:13 o'clock P.M., and duly recorded in Vol. 18984  
of \_\_\_\_\_ on Page 18984  
Mortgages

FEE \$21.00

Evelyn Biehn, County Clerk  
By [Signature]