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

Vol. M86 Page 22323  
Vol. M86 Page 13344

Reference is made to that Trust Deed wherein OREN W. KAYLOR and PATRICIA J. KAYLOR, husband and wife,  
WILLIAM GANONG, JR., is Grantor;  
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M-74 Page 5845 is Beneficiary,  
covering the following-described real property in Klamath County, Oregon:

Lot 21 of DEBIRK HOMES, 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:  
\$501.00 due February 25, 1986, and a like amount due on the 25th day of  
each month thereafter.

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

\$37,807.06, 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 December 4, 1986, 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: July 29, 19 86.

William L. Sisemore Successor  
Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on July 29, 1986 by William L. Sisemore

James M. Farvey 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 July 29, 19 86 at 4:03 o'clock a.m.  
and recorded in M86 page 13344 of mortgages.

Evelyn Biehn, Klamath County Clerk by Don Smith, Deputy

After recording return to:

Fee: \$5.00

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

INDEXED  
D.V.I.

STATE OF OREGON

## PROOF OF SERVICE

22324

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 of 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 OREN W. KAYLOR  
 at 3915 Barry, Klamath Falls, Ore.  
 Upon PATRICIA J. KAYLOR  
 at 3915 Barry, Klamath Falls, Ore.

Personal Service Upon Individual(s)  
 by delivering such true copy to him/her, personally and in person, on July 31, 1986, at 5:18 o'clock P.M.  
 by delivering such true copy to him/her, personally and in person, on July 31, 1986, at 5:18 o'clock P.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 age of 14 years and a member of the household of the person served on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 Upon \_\_\_\_\_, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: \_\_\_\_\_, who is a person over the age of 14 years and a member of the household of the person served on \_\_\_\_\_, 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\_\_\_\_, during normal working hours, at to-wit: \_\_\_\_\_ o'clock, \_\_\_\_\_ M.  
 by leaving such true copy with \_\_\_\_\_, the person who is apparently in charge, on \_\_\_\_\_, 19\_\_\_\_, during normal working hours, at to-wit: \_\_\_\_\_ o'clock, \_\_\_\_\_ M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name  
 Upon \_\_\_\_\_ (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 \_\_\_\_\_, who is a/the \* \_\_\_\_\_, the person who is apparently in charge of the  
 \* Specify registered agent, officer (by title), director, general partner, managing agent. \_\_\_\_\_ thereof;  
 at \_\_\_\_\_, 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.

Subscribed and sworn to before me this 1 day of August, 1986

TED L. LINDOW  
 Legal Investigations  
 3710 Madison  
 Klamath Falls, Or 97601  
 503-882-6754

William J. Lisen  
 Notary Public for Oregon  
 My commission expires 12/31/1986

(SEAL)

PUBLISHER'S NOTE: ORS 36.740(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). The 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.

# Affidavit of Publication

22325

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

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

#217 Trustees Sale-Kaylor

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

~~times~~ and consecutive weeks

(4 insertion s) in the following issue s: —

Oct. 8, 1986

Oct. 15, 1986

Oct. 22, 1986

Oct. 29, 1986

Total Cost: \$136.00

Sarah L. Parsons

Subscribed and sworn to before me this 29  
day of October 1986

Lita Backa  
Notary Public of Oregon

My commission expires Jan 15 90

(COPY OF NOTICE TO BE PASTED HERE)

**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**  
Reference is made to that Trust Deed wherein  
OREN W. KAYLOR and PATRICIA J.  
KAYLOR, husband and wife, as Grantor,  
WILLIAM GANONG, JR., is Trustee, and  
FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION of Klamath Falls, Oregon, is  
Beneficiary, recorded in Official/Microfilm Re-  
cords, Vol. M-74, Page 4845, Klamath County,  
Oregon, covering the following-described real  
property in Klamath County, Oregon:  
Lot 21 of DEBRICK HOMES, 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:  
\$501.00 due February 25, 1986, and a like amount  
due on the 25th day of each month thereafter.  
The sum owing on the obligation secured by the  
trust deed is:  
\$17,557.00 plus interest and late charges; plus  
trustee's fees, attorney's fees, foreclosure costs  
and any sums advanced by the 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  
84.705 to 84.795.  
The property will be sold as provided by law on  
December 4, 1986, 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 84.753 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 occur-  
red, 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: July 27, 1986.  
William L. Smead, Successor Trustee  
#217 Oct. 8, 15, 22, 29, 1986

TN

## NOTICE OF NONJUDICIAL SALE

22326

RE OREN W. KAYLOR and PATRICIA J. KAYLOR,  
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:\*

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 St., Klamath Falls, Oregon  
on December 4, 1986, at 10:00 o'clock A.M., on  
the following terms CASH

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 (includes interest to 7-1-86)	\$ 37,807.06
Interest to date of sale	\$ 1,625.00
Legal fees	\$ 700.00
Selling costs	\$ 400.00
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, Oregon 97601  
CITY, STATE, ZIP

\*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, include a statement of the reasons the property is believed to be perishable.

DATED: \_\_\_\_\_, 19\_\_\_\_

## AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, William L. Sisemore, being first duly sworn, depose and say: That on July 30, 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 July 30, 1986, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 30th day of July, 1986

(SEAL)

William L. Sisemore  
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\_\_\_\_

By \_\_\_\_\_

Title: \_\_\_\_\_

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

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

22327

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

Chief, Special Procedures Section  
District Attorney of Internal Revenue

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 July 30, 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 30th day of July, 1986.

(SEAL)

Glover M. Farvey  
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.)

Fee: \$21.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of December, 1986, at 11:17 o'clock AM, and recorded in book/reel/volume No. M86 on page 22323 or as fee/file/instrument/microfilm/reception No. 68917, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Sam Smith Deputy