

64695

12 E

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

age sales

Page

Reference is made to that Trust Deed wherein \_\_\_\_\_ JOE B. SAMPLAUSKI and DOROTHY A. HALE

	, is Grantor;
WILLIAM SISEMORE	, is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION,	, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M78, Page 19250, Kla	math County, Oregon,
covering the following-described real property inKlamath	County, Oregon:
Υ. · · · · · · · · · · · · · · · · · · ·	

	(see reverse side)
で こ の に え に	
22	
AUG	
380	

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:

\$313.32 due January 20, 1986, and a like payment due on the 20th day of each month thereafter.

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

\$31,496.08, plus interest from August 1, 1986, and late charges,

plus trustee's fees, attorney's fees, foreciosure 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 18, 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 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: <u>Aug. 12</u>, 19 <u>86</u>. 1 17,

\_, Trustee

August 12, 19 86 by William L. Sisemore

STATE OF OREGON, County of \_\_\_Klamath\_ The foregoing was acknowledged before me on \_\_\_\_

alven \_\_Notary Public for Oregon — My Commission Expires: \_\_\_\_\_Feb. 5\_, 1989

Certified to be a true copy:

-			
Δt	torney	for	Trustee

o'clock

.m.

\_, Deputy

STATE OF OREGON, County of Filed for record on and recorded in \_ \_ of mortgages. page

County Clerk by

After recording return to:

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

21 12

PARCEL	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			22904
A tract	of land in ENNWS of te Meridian, in the	· · · · · · · · · · · · · · · · · · ·		4004
Willamet	te Meridian	Section 32	• • • •	1100
LOTTOMS:	un, in the	County of Klama	nship 39 South, R	TYT-
Beginning			un, State of Orego	inge 8 East of the
quarter o	omer omer South 13	5 feet and Riama	th Falls-Achi	
the Willar	which is South 135 which is South 135 which is South 135 mette Meridian; then aid highway to an iro of the point of begin of the point of begin	ions 28 and South	62°22's' West line	or Greensprings us
Line of sa	aid highway to	ice South 62020	Township 39 South	feet from the
due Sald Sc	ection 33. 310 c	on pin; thenas	West 187 feet	* Range 8 East of
of said so	mette Meridian; then aid highway to an iro ection 33, 310 feet f of the point of begin ction 33 to the point	to a point; then	South parallel wit	h the to
30 feet	ction 33 to the poir	inning; thence N	orth night angles	s Rast to
	1-0-11;	it or beginning.	EXCEPTING	the West 1
	of the point of begint of the point of the point of begins of the point of the poin		THEREF	ROM the Eastonia
PARCEL 2				ster ly
A portion ir	n the E5MW; of Section Aeridian, in the Court follows:			
described	eridian, in the	on 33, Township	5 A	
described as	follows:	nty of Klamath	39 South, Panae 8	Poot
The East k o	f +1		State of Oregon, r	Nast of the
				March March March
South Const	Whship 39 South	1122 feet from	hway at a stake	Southerly line
a et -1.		I HAR SOUTHER	the state of the second s	and the second
thence Northan	South 62°225' West White a south of the sout	he West line of	said of said highw	AN the second
stake; thence	wnship 39 South, Rar West 374 feet along Outh parallel with t Northerly right of North 1639.5 feet to	way line of the	Nevarban 33,	1658 6 form
			right of the	ging railroade
EXCLIPTING THERE	EFROM the following:	- Place of b	eginning. Way 406.	.85 fret to a
Beginning on th	he Southerly line of ake which is South 1 ner common to Sectio te Meridian; thence			****
Highway at a st	he Southerly line of ake which is South 1 ner common to Sectio te Meridian; thence ahway to an iron pin	the m		
the quarter con	ake which is South 1 ner common to Section te Meridian; thence shway to an iron pin 310 feet to a point	135 foot	1s-Ashland	
line of	te Meridia	ons 28 and Sou	th 62° 221 the Gree	Insprings
		DUITE COVEL		
South of the	310 feet to a main	; thence South .	st 187 feet along	Range 8 East
Section 33 to th	ner common to Sectio te Meridian; thence ghway to an iron pin 310 feet to a point nt of beginning; the e point of beginning	t; thence at ric	ht and with the	West 1:
			lel with East to	a Boint a
EXCEPTING THEREFF	310 feet to a point nt of beginning; the e point of beginning ROM the Easterly 30	· · · · · · · · · · · · · · · · · · ·	will the West	line of said
	ROM the Easterly 30 i	feet.		outo
		1415510	ν.	
		CONTRACTOR OF	· · · · · · · · · · · · · · · · · · ·	
STATE			2:1	
STATE OF OREGON: COUL	NTV OF		Alter and the second	
Filed for record	SS. SS.			
of August	f		.*1	
	A.D., 19 86	41 o'clock A	******	
of FEE \$9.00	Mortgages	41_ o'clock _ A _ M	the	1.
49.00		On Page	1., and duly recorded in V 14212	12thday
	i je stali stalih st	-reryn B.		01. <u>1186</u>
1	INDEX	ED By	Lehn, County Clerk	ling
	DVT	here hard	int	Init )
1 · · · ·		and the second s	Windowsky and and a final state of the state	
		and the second of the		N (All minime) Johnson and All Parameters and All participants and the contract of the contrac
		· ·		······································
	,		•	
			1. 	

beneficiary or trust	once of Sale attached	PROOF OF SERVICE , County ofKLAMATH all times herein mentioned I was and non vice hereinalter set forth was made; that hereto, nor the successor of either, nor an to corporate or otherwise.	<b>۲۵۵۵</b> کې د د د کې د د کې د کې د کې د کې د کې
beneficiary or trust	once of Sale attached	vice hereinalter mentioned I was and	J SS.
I made servic below, by delivering	60, OF BUCCHER	und Sof Lovel und Ro	H 200
below, by delivering	is ouccessor of either	hereto, nor the successor of either must	I am not the benefician
	e of the attached origin: frue cooler at	al Trusten's Nett	i officer, director, employee of or attorney i
	so copies of said Noti	ice of Sale certified to be such by a	iduals and other to a
		-acti by the attor	I am not the beneficiary or trustee named in a officer, director, employee of or attorney for iduals and other legal entities to be served, name they for the trustee or successor trustee, as follow
UponROGF	R J PUUD	Personal services	in mastee, as follo
at Rt. 3,	Box 356 VI	build al(s)	
Upon DEBR	A A. BUHRLE	h Falls, Ore.	true copy to him/her prove the
	30x 356 Klamat	h Falls, Ore. , by delivering such	a true copy to him/her, personally and in person August 13 . 1986, at 11:35 o'clock A . true copy to him/her, personally and in person August 13 , 19.86, at 11:35.0'clock A .
			19051 13, 19.86, at 11:35 out of
Upon		Substituted Commence	vering such true copy at his/her dwelling hous
or usual place of abor	le to min	service Upon Individual(s)	vering such true copy at his/her dwelling house
to		, by deliv	vering such true copy at his/her dwelling house , who is a person over the , 19 ; at
age of 14 years and a	member of the houset	t of the person served on	have copy at his/her dwelling house
Upon Of Usual al	- nousenola	l of the person served on	
age of 14 years and			Fing such true copy at his/her dwelling here
	nember of the household	of the person -	in the second
		e person served on	. 19 ; at o'clock .M. ering such true copy at his/her dwelling house , who is a person over the , 19, at o'clock .M.
•.			, 19, at o'clock .M.
Upon		Office Service Upon Individuality	ice which he/she maintains for the conduct of
by leaving at	******		ice which he/she maintains for the conduct of
is apparently	v with	, at the offi	ce which he/she maintains for the
the charge, o	אג		to the conduct of
		HUIRING BOIL	1 Hild Dercon
Service on Upon	Corporations, Limited Partr	nerships or Unincorporated Associations Subject to	o'clock,M.
INAME OF CORP	ORATION, LIMITED	second states of Unincorporated Associations Subject to	o Suit Under a Common Name
(a) delivering su	ich true copy, personalle	HIP, ETC.)	o Suit Under a Common Name , by , who is a/tho
(b) lensing	······	and in person, to	by
office - I	true copy with	thereoi; OR	who is plate
* Specify regist	tered good	the	
	isted agent, officer (by the	tle), director, general nation	, by who is afthe person who is apparently in charge of the thereot;
		puttier, managing agent.	thereof; , 19, at
<b>B</b> 4 <b>a</b> .			
RPORATION NAMED	RSONS, FIRMS AND	CORPOR	O Clock
	IN THE TRUSTEE'S	CORPORATIONS SERVED BY ME IS INSTRUCTIONS TO ME IN CONNEC	THE IDENT
		TO ME IN CONNEC	TION HEREWITH
Sec. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		- Cele	
A de la		The France	Senderal -
		red L. Lantow	TED L-LINDOW
Caller The			- CRGI INVoctional:
Subscribed and sworn to	belore me this the	h 1	
$h_{12} \mathcal{N} \to \mathbb{R}^{1}$	o before me this	day of Uling	Alla OD OTAL
		A. 1. 1962	6. 503-882-5754
L)		Conu to I	2
		Notary Public for Oregon My commission	2ever
HER'S NOTE: ORS 86 740(2)	requires they at the		2.5/89
	3]. The Proof the Notice of	Sale be served in the	and the second sec
proof of service upon		III THE MODEL	
proof of service upon a mi	nor or incapacitated person	Notary Public for Oregon My commission expiress Sale be served in the manner in which a summ ore contains most, but not all, of the methods of See ORCP 7 D. [2] and 7 D. [3] for complete	nons is served pursuant to Dear

## Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

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

55.

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 \_

#271 Trustees Notice of default

<u>Samplauski - Hale</u>

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

four newspaper for \_\_\_\_

XILLESSIVEX ENCL LEXISER UNIVERSITY ADVXX

(\_\_\_\_4\_insertion s) in the following issue s: \_\_\_\_

- Oct. 23, 1986
- Oct. 30, 1986

Nov. 6, 1986

Nov. 13, 1986

Total Cost: \$282.88 Aarah L. Parson

Subscribed and sworn to before me this 13 /November day of - 19 86 -11 Notary Public of Oregon au وتعتج ノヨ My commission expires 10

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE AND ELECTION TO SELL AND OF SALE Reference is made to that Trust Deed wherein JOE B. SAMPLAUSKI and DOROTHY A. HALE, IS Grantor: WILLIAM SISEMORE, is Trustee: and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, Is Beneficiary, recorded in Official/Microfilm Re-cords, Vol. M/8, Page 19250, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon; PARCEL 1 PARCELI

A tract of land in El2NW14 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

State of Oregon, described as follows: Beginning on the Southerly line of the Klamath Falls-Asniand or Greensprings Highway at a stake which is South 135 teet and South 62021/a' West 1122 feet from the quarter corner common to Sections 28 and 33; Township 39 South, Range & East of the Willamette Meridian; thence South 620221/a' West 187 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 310 feet the contact these statistics.

teet to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning. EXCEPTING THEREFROM the Easterly 30 feet. PARCEL 2

A portion in the El<sup>1</sup>2NW<sup>1</sup>4 of Section 33, Township 39 South, Range 8 East of the Willamette Meri-dian, in the County of Klamath, State of Oregon, more particularly described as follows:

more particularly described as follows: The East ½ of the following described property: Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 1135 feet and South 62º221½ West 1122 feet from the quarter corner common to Sections 28 and 33. Township 39 South, Range 8 East of the Willamette Meridian; thence South 62º22½/ West 374 feet along the Southerly line of Said highway to an 'fron' pin;' thence 'South 62º22½/ West 374 feet along the Southerly line of Said highway to an 'fron' pin;' thence 'South 638.6 feet to a stake on the Northerly right of way line of the WeyChaebser logging railroads; thence Northeasterly along the North line of Said right of way 406.85 feet to a stake; thence North 1639.5 feet to the place of beginning;

EXCEPTING THEREF ROM the following: Beginning on the Southerly line of the Klamath Falls-Ashtand or Greensprings Highway at a stake which is South 135 feet and South 62º21/2' West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 62º221/2' West 187 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 310 reef to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning. EXCEPTING THEREFROM the folio

EXCEPTING THEREFROM the Easterly 30

No action is pending to recover any part of the

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: \$313.32 due January 20, 1986, and a like payment due on the 20th day of each month thereafter. The sum owing on the obligation secured by the trust deed is:

\$31,496.08, plus interest from August 1, 1986, and late charges.

hate charges, plus frustee's fees, attorney's tees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed. Beneficiary has and does elect to self the proper-ty to satisfy the obligation pursuant to ORS 26.705 to 86.795.

26.705 to 86.795. The property will be sold as provided by law on December 18, 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 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: Aug, 12, 1986 William L, Sisemore, Trustee #271 Oct. 23, 30 Nov. 6, 13, 1986

22966

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE 

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 At all times hereinatter 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 I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof I gave nonce of the sale of the real property described in the attached nonce of sale by maining a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their local terms of the sale of t legal representatives, where so indicated) at their respective last known addresses, to-wit:

Joe B. Samplauski

Dorothy A. Hale

ADDRESS

(Q)

22967

15220 Clover Creek Road Klamath Falls, OR 97601

15220 Clover Creek Road Klamath Falls, OR 97601

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose 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 Powerice of any other state advince, howing a liep of interest subsequent to the trust 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 dead if the lies or interest appears of the beneficiary has 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 person requesting notice as required by ORS \$6.755 \* 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 person listed above, one such notice was mailed with a proper form to request and obtain a return request and postate person listed above, one such notice was malled with postage thereon sufficient for first class delivery to the aduress 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 record list the notice. Each of said retires was mailed after the notice of default indicated, and another such notice was malied 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 cell described in said notice of said with recorded. 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 \_\_\_\_\_\_ (SEAL) day of August 1986 \* 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. STATE OF OREGON, RE: Trust Deed from I certify that the within instrument was received for record on the 12th day December 19 86, IDON T USE THIS at 2:52 o'clock P M., and recorded Grantor SPACE: RESERVED τo in book/reel/volume No. M86 on FOR RECORDING LABEL IN COUN. page 22963 or as fee/file/instru-TIES WHERE ment/microfilm/reception No. 69265 USED ) Record of Mortgages of said County. Trustee AFTER RECORDING RETURN TO William L. Sisemore Witness my hand and seal of County affixed. 540 Main St.,, Klamath Falls, OR 97601 Evelyn Blehn County Clerk Fee: \$21.00