

69265

64695

Vol. 1786 Page 14212
Vol. 1786 Page 14212**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**Reference is made to that Trust Deed wherein JOE B. SAMPLAUSKI and DOROTHY A. HALEWILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M78, Page 19250, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

(see reverse side)

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, 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 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 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: Aug. 12, 19 86.William L. Sisemore, TrusteeSTATE OF OREGON, County of Klamath ssThe foregoing was acknowledged before me on August 12, 1986 by William L. SisemoreChristine M. Talvey Notary Public for Oregon — My Commission Expires: Feb. 5, 19 89

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of _____ ss

Filed for record on _____, 19 _____ at _____ o'clock _____m.
and recorded in _____ page _____ of mortgages._____
County Clerk by _____, Deputy

After recording return to:

William L. Sisemore
540 Main Street
Klamath Falls, Oregon 97601AUG 12 1986
DEC 12 1986
AM 11 47
PM 2 52CH 21
CH 900

S1801

8069

PARCEL 1

22964

14213

A tract of land in E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62°22 $\frac{1}{2}$ ' 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 62°22 $\frac{1}{2}$ ' 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 feet 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

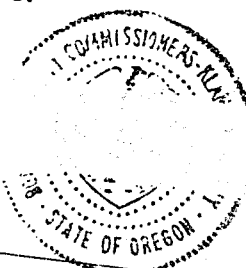
A portion in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The East $\frac{1}{2}$ of the following described property: Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62°22 $\frac{1}{2}$ ' 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 62°22 $\frac{1}{2}$ ' West 374 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 1658.6 feet to a stake on the Northerly right of way line of the Weyerhaeuser 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 THEREFROM the following:

Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62° 22 $\frac{1}{2}$ ' 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 62°22 $\frac{1}{2}$ ' 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 feet 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.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of August

A.D., 19 86 at 11:41

of Mortgages

o'clock

A

M.,

and duly recorded in Vol.

the

12th

day

on Page

14212

By

Evelyn Biehn,

County Clerk

1986

Smith

FEE \$9.00

INDEXED

D V V

STATE OF OREGON

PROOF OF SERVICE

22965

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:

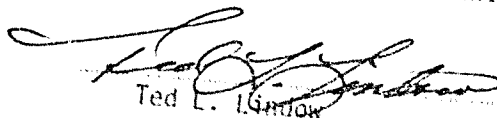
Upon ROGER J. BUHRLE Personal Service Upon Individual(s)
at Rt. 3, Box 356 Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person,
Upon DEBRA A. BUHRLE, on August 13, 1986, at 11:35 o'clock A.M.
at Rt. 3, Box 356 Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person,
on August 13, 1986, at 11:35 o'clock A.M.

Upon Substituted Service Upon Individual(s)
or usual place of abode, to-wit: _____, by delivering such true copy at his/her dwelling house
to _____, 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
to _____, 19____, at _____ o'clock _____M.
age of 14 years and a member of the household of the person served on _____

Upon Office Service Upon Individual(s)
business at _____, at the office which he/she maintains for the conduct of
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.

Upon Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.) _____, by
(a) delivering such true copy, personally and in person, to _____ who is a/the
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the *
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock _____M.

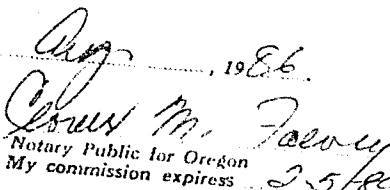
EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.


Ted L. Lindow

TED L. LINDOW
Legal Investigations
3710 Madison
Klamath Falls, OR 97601
503-882-9751

Subscribed and sworn to before me this 17th day of Aug, 1986.

(SEAL)


Notary Public for Oregon
My commission expires 2-5/89

PUBLISHER'S NOTE: ORS 86.740(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

22966

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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

#271 Trustees Notice of default

Samplauski - Hale

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

~~successive and consecutive week s~~

(4 insertion s) in the following issue s:

Oct. 23, 1986

Oct. 30, 1986

Nov. 6, 1986

Nov. 13, 1986

Total Cost: \$282.88

Sarah L. Parsons

Subscribed and sworn to before me this 13
day of November 1986

[Signature]
Notary Public of Oregon

My commission expires Jan 15 90

TRUSTEE'S NOTICE OF DEFAULT 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. M78, Page 19250, Klamath County,
Oregon, covering the following-described real
property in Klamath County, Oregon:

PARCEL 1

A tract of land in E1/2NW1/4 of Section 33,
Township 39 South, Range 8 East of the
Willamette Meridian, in the County of Klamath,
State of Oregon, described as follows:

Beginning on the Southerly line of the Klamath
Falls-Ashland or Greensprings Highway at a
stake which is South 135 feet and South 62°22'1/2"
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
62°22'1/2" 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

feet 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 E1/2NW1/4 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:

The East 1/2 of the following described property:
Beginning on the Southerly line of the Klamath
Falls-Ashland or Greensprings Highway at a
stake which is South 135 feet and South 62°22'1/2"
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
62°22'1/2" West 374 feet along the Southerly line of
said highway to an iron pin; thence South
parallel with the West line of said Section 33,
1658.6 feet to a stake on the Northerly right of
way line of the Weyerhaeuser logging railroad; 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 THEREFROM the following:

Beginning on the Southerly line of the Klamath
Falls-Ashland or Greensprings Highway at a
stake which is South 135 feet and South 62°22'1/2"
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
62°22'1/2" 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
feet 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.

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, 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
86.705 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

OC

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

22967

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
Joe B. Samplauski

ADDRESS

15220 Clover Creek Road
Klamath Falls, OR 97601

Dorothy A. Hale

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 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 86.765.*

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 August 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 August, 1986.

(SEAL)

Clayton M. Talvey
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)

Fee: \$21.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of December, 1986, at 2:52 o'clock P.M., and recorded in book/reel/volume No. M86 on page 22963 or as fee/file/instrument/microfilm/reception No. 69265, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By Pam Smith Deputy