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

Vol. M87 Page 1266
Vol. M86 Page 16935

Reference is made to that Trust Deed wherein FRANK V. GRANT, JR. and DEBORAH A. GRANT, husband and wife, is Grantor; WILLIAM SISEMORE, is Trustee; and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Beneficiary, recorded in Official/Microfilm Records, Vol. M78, Page 22076, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 6, Block 14, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'86 SEP 19 AM 11 50

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:

\$401.00 due on April 15, 1986, and a like amount due on the 15th day of each month thereafter.

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

\$37,321.03, plus interest from September 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 January 27, 19 87, at 10:10 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: September 19 19 86.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on September 19, 19 86 by William L. Sisemore

Chris M. Farney 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 Klamath

Filed for record on September 19, 1986 at 11:50 o'clock A.m. and recorded in M86 page 16935 of mortgages.

Evelyn Biehn, Klamath County Clerk by Sam Smith, Deputy

After recording return to:

Fee: \$5.00

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

INDEXED

D.V.L.

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17

1267

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore
being first duly sworn, depose, say and certify that:

I am the Frank V. Grant, Jr. and Deborah A. Grant, husband and wife, trustee in that certain trust deed executed and delivered by William Sisemore as grantor to William Sisemore as trustee, in which Klamath First Federal Savings and Loan Association is beneficiary, recorded on October 4, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M78, at page 22076, ~~as trustee, the instrument, in which, 1986.~~ (indicate which), covering the following described real property situated in said county:

Lot 6, Block 14, First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on September 19 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.

William L. Sisemore

Trustee

Subscribed, sworn to and acknowledged before me this 25th day of September, 19 86.

(SEAL)

Crown M. Falvey

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. . Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

OC

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

1268

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
Frank V. Grant, Jr.

Deborah A. Grant

Melvin D. Luttrell

Ruby J. Luttrell

ADDRESS

4955 N. W. Kahneeta Dr., Portland, OR 97229

4955 N. W. Kahneeta Dr., Portland, OR 97229

675 Lakeshore Dr., Klamath Falls, OR 97601

675 Lakeshore Dr., 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 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

....., 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 September 19, 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 19th day of September, 1986.

(SEAL)

Don M. Falvey
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.

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 COUNTIES WHERE
USED.)

STATE OF OREGON,
County of

ss.

I certify that the within instrument was received for record on the day of at 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

TITLE

By Deputy

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

1269

(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
FRANK V. GRANT, JR. and DEBORAH A.
GRANT, husband and wife, is Grantor;
WILLIAM SISEMORE, is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION, is Beneficiary, recorded
in Official/Microfilm Records, Vol. M78, Page
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following-described real property in Klamath
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Klamath Falls, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.
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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:
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due on the 15th day of each month thereafter.
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trust deed is:
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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
66.785 to 66.795.
The property will be sold as provided by law on
January 27, 1987, at 10:10 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 66.753 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 clearing any other default complained
of in this Notice, at any time prior to five days
before the date last set for sale.

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

#359 Trustees Sale - Grant

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

~~consecutive and consecutive weeks days~~
(4 insertion s) in the following issue s:

Dec. 2, 1986

Dec. 9, 1986

Dec. 16, 1986

Dec. 23, 1986

Total Cost: \$141.44

Sarah L. Parsons

Subscribed and sworn to before me this 23
day of December 19 86

[Signature]
Notary Public of Oregon
My commission expires Jan 15 90

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

on this 26th day of January A.D., 19 87
at 4:27 o'clock P M. and duly recorded
in Vol. M87 of Mtges. Page 1266
By Evelyn Biehn, County Clerk
By [Signature] Deputy.
Fee, \$17.00