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Vol. M87 Page 6364  
Vol. M86 Page 22868**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein BRIAN PATRICK O'NEIL, a single man, is Grantor;  
WILLIAM SISEMORE is Trustee; and  
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION is Beneficiary,  
 recorded in Official/Microfilm Records, Vol. M83, Page 10381 Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:  
 (re-recorded August 18, 1983, in Vol. M83 at page 13922)

The Northerly 30 feet of Lot 5 and the Southerly 10 feet of  
 Lot 4, Block 1, FAIRVIEW 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.

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:

\$299.00 due May 1, 1986, and a like amount due on the 1st day of  
 each month thereafter.

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

\$17,373.55, plus interest from April 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 April 15, 19 87, 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: December 10, 19 86.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
 The foregoing was acknowledged before me on December 10, 19 86 by William L. Sisemore

Conor M. Falvey 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 December 17, 19 86 at 2:53 o'clock P.m.  
 and recorded in M86 page 22868 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to:

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

Fee: \$5.00

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**6365**

Case No. N/A

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

PERSONAL SERVICE UPON INDIVIDUAL

**SUBSTITUTED SERVICE UPON INDIVIDUAL**

OFFICE SERVICE UPON INDIVIDUAL

I further certify that I am a competent person over 18 years of age or older and a resident of the State of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.

DATED this 15th day of DECEMBER

DATED this 15th day of DECEMBER, 19 86

Clark McCarver

CLARKE McCANCE  
Process Server  
312 South Rogers  
Klamath Falls OR 97601  
Telephone: 503/884-1104

OC

6366



## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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

Brian Patrick O'Neil

1321 Worden St.,  
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.....

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 December 15, 19 86. 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 15th day of December, 19 86

(SEAL)

Clara M. Foresey  
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.)

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

# Affidavit of Publication

6367

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 #556 Notice of default  
O'Neil

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

~~inserted and consecutive week~~  
(4 insertion s) in the following issue s: Feb. 20, 1987  
Feb. 27, 1987  
Mar. 6, 1987  
Mar. 13, 1987

Total Cost: \$146.88

Sarah L. Parsons

Subscribed and sworn to before me this 13  
day of March 1987

Lita Backs  
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  
BRIAN PATRICK O'NEIL, a single man, is  
GRANTOR, WILLIAM C. SISEMORE, JR. TRUSTEE,  
and KLAMATH FIRST FEDERAL SAVINGS &  
LOAN ASSOCIATION, is Beneficiary, recorded  
in Official/Record Film Records, Vol. 442, Page  
10287, Klamath County, Oregon, covering the  
following described real property in Klamath  
County, Oregon:  
(It recorded August 18, 1985, in Vol. 442, Page  
10222)  
The Northern 20 feet of Lot 3 and the Southern  
20 feet of Lot 4, Block 7, FAIRVIEW ADDITION  
to the City of Klamath Falls, according to the of-  
ficial plat thereof on file in the office of the Coun-  
ty 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:  
\$27.00 due May 1, 1986, and a like amount due on  
the 1st day of each month thereafter.  
The sum owing on the obligation secured by the  
trust deed is:  
\$17,372.55, plus interest from April 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.  
The beneficiary has and does intend to sell the prop-  
erty to satisfy the obligation pursuant to ORS  
86.031-86.035.  
The property will be sold as provided by law on  
April 15, 1987, at 10:00 o'clock a.m. based on  
highest of bids submitted by ORS 86.118 of  
Klamath County, Oregon.  
Interested persons are notified of the right under  
ORS 86.750 to have this proceeding dismissed  
and the loan paid in full by payment of the  
entire amount then due, other than such portion  
as would 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 by any lender, at any time prior to the day  
fixed on the date last set for sale.  
Witness my hand and seal for said  
County, December 30, 1986.  
By William C. Sisemore, Trustee  
WCS Feb 25, 27 Mar. 6, 13, 1987

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore, Attorney the 15th day  
of April A.D., 19 87 at 11:17 o'clock A M., and duly recorded in Vol. M87  
of Mortgages on Page 6364

FEE \$17.00

Evelyn Blehn, County Clerk  
By Ann Smith