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

Vol. M87 Page 11174Vol. M87 Page 2556

Reference is made to that Trust Deed wherein RANDOLPH CHILDREE and MARGARET W. CHILDREE, husband and wife, is Grantor; WILLIAM GANONG, JR. is Trustee; and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon is Beneficiary, recorded in Official/Microfilm Records, Vol. M74, Page 4365 Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 8, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

TOGETHER WITH 1973 Nashua Mobile Home, License No. 86347 8, Serial No. 369143K17660, Title no. 7629252205.

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:

\$179.00 due August 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:

\$5,105.05, 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 June 30, 1987, 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: February 18, 1987.

William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on February 18, 1987 by William L. Sisemore

Don M. Tenny Notary Public for Oregon — My Commission Expires Feb. 5, 1989

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on February 18, 1987 at o'clock m. and recorded in M87 page 255 of mortgages.

Klamath County Clerk by

Ann Smith, Deputy

After recording return to:

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

INDEXED

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'87 FEB 18 PM 1 18

OK
1/2/88

OK
5/88

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

11175

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
Randolph Childree
Margaret W. Childree
John A. Smart
Eva Yvonne Smart
Transamerica Financial Services
Montgomery Ward & Co.

ADDRESS
9313 Ben Kerns Road, Keno, Oregon 97627
9313 Ben Kerns Road, Keno, Oregon 97627
6005 Cheyenne Dr., Sioux Falls, S.D. 57106
6005 Cheyenne Dr., Sioux Falls, S.D. 57106
707 Main St., Klamath Falls, OR 97601
P.O. Box 3007, Portland, OR 97208

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 February 18, 19 87. 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 18th day of February, 19 87.

(SEAL)

William L. Sisemore
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.)

STATE OF OREGON,
County of } ss.

I certify that the within instrument was received for record on the day of , 19 87, 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

11176



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath } ss.I, William L. Sisemore

being first duly sworn, depose, say and certify that:

I am the Randolph Childree and Margaret W. Childree, husband and wife trustee in that certain trust deed executed and delivered by William Ganong, Jr. as grantor to First Federal Savings and Loan Association of Klamath Falls, Oregon as trustee, in which First Federal Savings and Loan Association of Klamath Falls, Oregon is beneficiary, recorded on April 10, 19 74, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M74, at page 4365, ~~as a fee/file/instrument/microfilm/reception No. XXXXXX~~, covering the following described real property situated in said county:

Lot 8, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

TOGETHER WITH: 1973 Nashua Mobile Home, License No. 86347 8, Serial No. 369143K17660, Title No. 7629252205.

I hereby certify that on February 18, 1987, 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

Successor Trustee

Subscribed, sworn to and acknowledged before me this 18th day of February, 1987.

Clayton M. Talley

Notary Public for Oregon

(SEAL)

My Commission expires: 2-5-89TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFFIDAVIT RECORDING RETURN TO

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

DO NOT USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.1

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

STATE OF OREGON,
COUNTY OF KLAMATH

11177

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
#702 Notice of default
Childree

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

~~XXXXXX AND XXXXX WEEK XXXXX~~
(4 insertion s) in the following issue s: —
May 5, 1987

May 12, 1987

May 19, 1987

May 26, 1987

Total Cost: \$144.16

Sarah L. Parsons

Subscribed and sworn to before me this 26
day of May 19 87

Xeta Parker
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
RANDOLPH CHILDREE and MARGARET W.
CHILDREE, husband and wife, is Grantor,
WILLIAM GANONG, JR. is Trustee, and
FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION of Klamath Falls, Oregon, is
Beneficiary, recorded in Official/Microfilm Re-
cord, Vol. M74, Page 645, Klamath County,
Oregon, covering the following described real
property in Klamath County, Oregon:
Lot 4, Block 19, SECOND ADDITION TO
KLAMATH RIVER ACRES, in the County of
Klamath, State of Oregon.
TOGETHER WITH 1973 Nashua Mobile Home
License No. 84347 8, Serial No. 3691231640, TI
file no. 762925225.
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:
\$179.00 due August 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:
\$5,105.05, plus interest and late charges,
plus trustee's fees, attorney's fees, foreclosure
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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
June 30, 1987, 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: February 18, 1987.
William L. Sisemore, Successor Trustee
7702 May 5, 12, 19, 26, 1987

STATE OF OREGON,
County of Klamath

Filed for record at request of:

William L. Sisemore, Attorney
on this 26th day of June A.D., 19 87
at 11:28 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 11174.
Evelyn Biehn, County Clerk
By Ann Smith

Fee, \$17.00

Deputy.