

77687
72797

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

Vol. 1487 Page 5067
Vol. 1487 Page 13840

Reference is made to that Trust Deed wherein DOUG WARGO and TERESA A. WARGO, husband and wife,
WILLIAM L. SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M85, Page 15787, Klamath, is Beneficiary,
covering the following-described real property in Klamath County, Oregon,
Klamath County, Oregon:

The North 101.2 feet of Lot 5, in Block 4, Second Addition to
Altamont Acres, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

'87 MAR 27 AM 11 21

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:

\$417.00 due August 20, 1986, and a like amount due on the 20th day of
each month thereafter.

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

\$46,195.73, 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 August 4, 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.

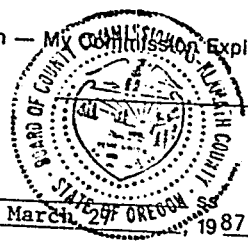
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together
with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to
five days before the date last set for sale.

Dated: March 27, 19 87. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath
The foregoing was acknowledged before me on March 27, 1987 ^{ss} by William L. Sisemore

Chris 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 March 29, 1987 at 11:21 o'clock A.m.
and recorded in M87 page 5067 of mortgages.

Evelyn Biehn, Klamath County Clerk by Don Smith, Deputy

After recording return to:

Fee: \$5.00

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

CK
502
25

INDEXED
D ✓ L ✓

1384

1 STATE OF OREGON)
2 County of Klamath) SS

3 I, WILLIAM L. SISEMORE, certify that I am attorney for Klamath First Federal
4 Savings and Loan Association, Beneficiary under that certain Trust Deed recorded
5 in Vol. M85 at page 15787, Records of Klamath County, Oregon, wherein Doug Wargo
6 and Teresa A. Wargo, husband and wife, are Grantors, and William L. Sisemore is
7 Trustee; I served a true and correct copy of Trustee's Notice of Default and
8 Election to Sell and of Sale, certified to as such copy by me, together with
9 notice of substitute service, copy of which is attached hereto, in a sealed
10 envelope, plainly addressed to Doug Wargo, 4331 Bisbee St., Klamath Falls, OR
11 97703, with postage fully prepaid, and deposited the same in the U. S. Mail at
12 Klamath Falls, Oregon, on April 1, 1987.

William L. Sisemore
William L. Sisemore
Attorney for Klamath First Federal
Savings and Loan Association

13 Subscribed and Sworn to before me this 1st day of April, 1987.

Clara M. Fahey
Notary Public for Oregon

14 (SEAL)
15 My Commission Expires: 2-5-89

16
17
18
19
20
21
22
23
24
25
26
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601
503/882-7229
O.S.B. #701336

WILLIAM L. SISEMORE
ATTORNEY AT LAW
540 MAIN STREET
FIRST FEDERAL BUILDING
KLAMATH FALLS, OREGON 97601-6067

April 1, 1987

13842

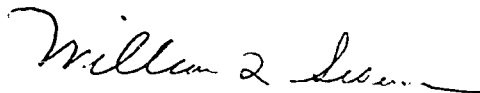
TELEPHONE
AREA CODE 503
822-7229

Doug Wargo
4331 Bisbee St.,
Klamath Falls, OR 97603

Dear Mr. Wargo:

Enclosed find a certified copy of Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by substitute service on Teresa Wargo, a person over the age of 14 years of age who resides at your place of abode, on March 31, 1987, at 5:16 o'clock p.m.

Very truly yours,



William L. Sisemore

WLS/f
encl.

13843

Case No. N/A

Case No. N/A

I hereby certify that I made service of the foregoing documents:

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

the individuals and other persons who were served with the foregoing documents, and the date of service.

... that I made service of the foregoing
TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE
 individuals and other legal
 arriving or leaving the premises.

ice of the foregoing documents:
 OF DEFAULT AND ELECTION TO SELL AND OF SALE
 upon the individuals and other legal entities to be served, named below,
 by delivering or leaving true copies of said documents, certified to be
 such by _____, as follows:
 WILLIAM SISEMORE
 PERSONAL SERVICE UPON INDIVIDUALS
 Upon _____, as follows:
 to him/her personally and
 KLAMATH FALLS, OREGON
 9 87

PERSONAL SERVICE UPON INDIVIDUAL

PERSONAL SERVICE UPON INDIVIDUAL

TERESA WARGO
KLAMATH FALLS, OREGON

Upon _____, as follows:
to him/her personally and in person at _____ by delivering such true copy
19 87, at 5:16 o'clock P.M. 31st day of 4331 BISBEE
MARCH

UPON _____
SUBSTITUTION

day of _____

SUBSTITUTED SERVICE UPON INDIVIDUAL

MARGO

or usual place _____

RECON

Upon DOUG WARGO
 at his/her dwelling or usual place of abode, to-wit: 4331 BISBEE
KLAMATH FALLS, OREGON
 who is a person over the age of 14 years and a member of the household of
 the person served on the 31st day of MARCH, 1987, at 5:16
 o'clock P.M.

Upon
 ains for the

OFFICE SERVICE UPON

OFFICE SERVICE UPON INDIVIDUAL
of business

OFFICE SERVICE UPON INDIVIDUAL

Upon _____, 19__ at _____ the household of _____

tains for the conduct of business at _____, at the office he/she main-

charge, on the _____ day of _____, by leaving such true copy with _____

hours at _____ o'clock _____, the person who is appointed _____

I further certify that _____, 19__ during _____

or older and a resident of _____, _____

to nor _____

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 1st day of APRIL, 1987

DATED this 1st day of APRIL, 19 87

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

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

13844

(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

#965 Trustees sale - Wargo

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

~~consecutive and consecutive week days~~

(4 insertion s) in the following issue s: —

June 15, 1987

June 22, 1987

June 29, 1987

July 6, 1987

Total Cost: \$138.72

Sarah L. Parsons

Subscribed and sworn to before me this 6
day of July 1987

[Signature]
Notary Public of Oregon
My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL LAND OF SALE
Reference is made to that Trust Deed wherein
DOUG WARGO and TERESA A. WARGO, hus-
band and wife, is Grantor; WILLIAM L.
SISEMORE, is Trustee; and KLAMATH FIRST
FEDERAL SAVINGS AND LOAN ASSOCIA-
TION, is Beneficiary, recorded in Official/
Microfilm Records, Vol. M85, Page 15787,
Klamath County, Oregon, covering the follow-
ing-described real property in Klamath County,
Oregon:
The North 101.2 feet of Lot 5, in Block 4, Second
Addition to Altamont Acres, according to the of-
ficial plat thereof on file in the office of the Coun-
ty Clerk, Klamath County, Oregon.
No action is pending to recover any part of the
debt secured by this trust deed.
The obligation secured by the trust deed is in
default because the grantor has failed to pay the
following:
\$417.00 due August 20, 1986, and a like amount
due on the 20th day of each month thereafter.
The sum owing on the obligation secured by the
trust deed is:
\$44,195.73, 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 prop-
erty to satisfy the obligation pursuant to ORS
86.705 and 86.795.
The property will be sold as provided by law on
August 4, 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: March 27, 1987.
William L. Sisemore, Trustee
#965 June 15, 22, 29 July 6, 1987

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

13845

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
Carter-Jones Collection Service

ADDRESS

Dale N. Sheer

1143 Pine

Wanda L. Scheer

Klamath Falls, OR 97601

1010 Lynnewood Blvd.,

Klamath Falls, OR 97601

1010 Lynnewood Blvd.,

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

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 March 27, 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 27th day of March, 19 87.
Charles M. Farley

(SEAL)

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 Street
Klamath Falls, OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of August, 19 87, at 4:32 o'clock P.M., and recorded in book/reel/volume No. M87 on page 13840 or as fee/file/instrument/microfilm/reception No. 77687, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pat Smith Deputy

Fee: \$25.00