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

Vol. M87 Page 18297

Vol. M87 Page 10128

Reference is made to that Trust Deed wherein HARRY D. HAMILTON and JANICE HAMILTON, husband and wife,
WILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
recorded in Official/Microfilm Records, Vol. M80, Page 7224, Klamath, is Beneficiary,
covering the following-described real property in Klamath County, Oregon:

Lots 18, 19, 32 and 33, CREGAN PARK, in the County of Klamath, State of Oregon;

TOGETHER WITH 1980 Gibraltar Mobile Home, ID #95056.

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:

\$563.00 due June 25, 1985, and a like payment due on the 25th day of each month thereafter; and failure to pay 1985-86 and 1986-87 real property taxes.

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

\$34,747.33, plus interest from May 1, 1985, late charges and accrued property taxes;

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 October 20, 19 87, at 10:00 o'clock a.m.
Based on standard of time established by ORS 187.110 at 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: June 10, 19 87

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on June 10, 1987 by William L. Sisemore

David M. Foley 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

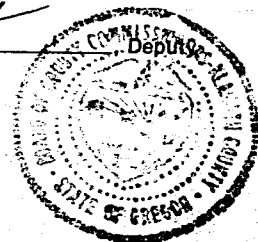
Filed for record on June 11th, 1987 at 2:20 o'clock P.m.
and recorded in M87 page 10128 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith

After recording return to:

William L. Sisemore Fee: \$5.00
540 Main St.,
Klamath Falls, Oregon 97601

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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 Harry D. Hamilton and Janice Hamilton, husband and wife, trustee in that certain trust deed executed and delivered by
to William Sisemore as grantor
in which Klamath First Federal Savings and Loan Association as trustee,
is beneficiary, recorded on April 17, 1980, in the mortgage records of Klamath
County, Oregon, in book/reel/volume No. M80, at page 7224
covering the following described real property situated in said county:

Lots 18, 19, 32 and 33, CREGAN PARK, in the County of Klamath, State
of Oregon;

TOGETHER WITH 1980 Gibraltar Mobile Home, ID #95056

I hereby certify that on June 12, 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 Trustee

Subscribed, sworn to and acknowledged before me this 15th day of June, 1987.

(SEAL)

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 1987,
at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

18799



OC

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
Dierland Roberts (heir of Floria McClure)	416 Emden St., Henderson, Nevada 89015
Harry D. Hamilton	3102 Emerald, Klamath Falls, Oregon 97601
Janice Hamilton	3102 Emerald, Klamath Falls, Oregon 97601
Michael Spencer Attorney at Law (Attorney for Estate of Floria B. McClure)	439 Pine St., Klamath Falls, Oregon 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 June 11, 1987. 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 11th day of June, 1987.

(SEAL)

Chris M. Falvey
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/tile/instrument/microfilm/reception No. _____. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ TITLE
NAME Deputy

Affidavit of Publication

18800

STATE OF OREGON,
COUNTY OF KLAMATH

(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

#153 Trustees Sale-Hamilton

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

successive and consecutive weeks

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

Sept. 3, 1987

Sept. 10, 1987

Sept. 17, 1987

Sept. 24, 1987

Total Cost: \$146.88

Sarah L. Parsons

Subscribed and sworn to before me this 24
day of Sept. 19 87

[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
HARRY D. HAMILTON and JANICE
HAMILTON, 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. MB, Page
724, Klamath County, Oregon, covering the fol-
lowing-described real property in Klamath
County, Oregon:
Lot 18, 19, 32 and 33, CREGAN PARK, in the
County of Klamath, State of Oregon;
TOGETHER WITH 1980 Gibraltar Mobile Home,
ID #9856.
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: \$563.00 due June 25, 1985, and a like payment due
on the 25th day of each month thereafter; and
failure to pay 1985-86 and 1986-87 real property
taxes.
The sum owing on the obligation secured by the
trust deed is:
\$34,700.00, plus interest from May 1, 1985, late
charges, and accrued property taxes;
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
October 20, 1987, at 10:00 o'clock a.m. based on
standard of time established by ORS 187.110 at
540 Main St., 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 released 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, any time prior to five days
before the date set for sale.
Witness my hand and seal of office at
Klamath Falls, Oregon, this 24th day of September,
1987.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

William L. Sisemore, Attorney at Law

on this 19th day of October A.D., 19 87
at 8:44 o'clock A M. and duly recorded
in Vol. M87 of Mtges Page 18797

Evelyn Biehn, County Clerk
By [Signature]

Deputy.

Fee, \$20.00