

76095

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

Vol. M87 Page 10978 19552

Reference is made to that Trust Deed wherein WILLIAM JAMES TUCKER and SHIRLEY A. TUCKER, husband and wife, is Grantor;

WILLIAM SISEMORE  
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

recorded in Official/Microfilm Records, Vol. M83, Page 4844, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies North 89°42' West, a distance of 710.5 feet and South 6°02' West, a distance of 711 feet from the iron axel which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; running thence continuing South 6°02' West along the Easterly right of way line of the Dalles-California Highway, a distance of 144 feet to a point; thence South 89°09' East, a distance of 328.04 feet to a point; thence North 6°02' East, parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88°25' West, a distance of 327.7 feet, more or less, to the point of beginning.

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:  
\$290.00 due October 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:  
\$19,141.12, 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 October 30, 19 87, 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 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 24, 19 87.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath June 24, 19 87 <sup>SS</sup> by William L. Sisemore  
The foregoing was acknowledged before me on \_\_\_\_\_,

Clayton 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 June 24, 19 87 <sup>SS</sup> at 1:22 o'clock P.m.  
Filed for record on \_\_\_\_\_  
and recorded in M87 page 10978 of mortgages.

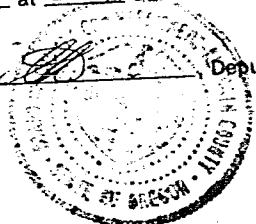
Evelyn Biehn, Klamath County Clerk by Sam Smith Deputy

After recording return to:

Fee: \$5.00

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

INDEXED  
D-1



# Affidavit of Publication

19553

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

#154 Trustees Sale-Tucker

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

~~successive and consecutive week s days~~

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

Sept. 3, 1987

Sept. 10, 1987

Sept. 17, 1987

Sept. 24, 1987

Total Cost: \$187.68

Sarah L. Parsons

Subscribed and sworn to before me this 24

day of Sept. 19 87

Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE  
Reference is made to that Trust Deed wherein  
WILLIAM JAMES TUCKER and SHIRLEY A.  
TUCKER, husband and wife, is Grantor;  
WILLIAM SISEMORE, is Trustee; and  
KLAMATH FIRST FEDERAL SAVINGS &  
LOAN ASSOCIATION, is Beneficiary, recorded  
in Official/Abstract Records, Vol. 485, Page  
284, Klamath County, Oregon, covering the fol-  
lowing described real property in Klamath  
County, Oregon:

A portion of the NE/4NW/4 of Section 18,  
Township 38 South, Range 9 East of the  
Willamette Meridian, in the County of Klamath,  
State of Oregon, more particularly described as  
follows:

Beginning at a point on the Easterly right of way  
line of the Dallas-California Highway which lies  
North 89°42' West, a distance of 710.5 feet and  
South 89°02' West, a distance of 711 feet from the  
Iron Axel which marks the quarter corner common  
to Sections 7 and 18, Township 38 South,  
Range 9 East of the Willamette Meridian, run-  
ning thence continuing South 89°02' West along  
the Easterly right of way line of the Dallas-Califor-  
nia Highway, a distance of 144 feet to a point;  
thence South 89°40' East, a distance of 223.34 feet  
to a point; thence North 89°02' East, parallel to  
the Easterly right of way line of the Dallas-Califor-  
nia Highway, a distance of 139.75 feet to a  
point; thence North 89°25' West, a distance of  
277.7 feet, more or less, to the point of beginning.  
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:

\$200.00 due October 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:

\$19,141.12, 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 to 86.725.

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 annulled by payment of the  
entire amount 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.

Witness my hand and seal this 24th day of

September, 1987.

William L. Siseamore, Trustee

Dated: June 24, 1987

#154 Sept. 3, 10, 17, 24, 1987

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

19554

STATE OF OREGON,

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

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

I am the William L. Sisemore trustee in that certain trust deed executed and delivered by WILLIAM JAMES TUCKER and SHIRLEY A. TUCKER, husband and wife, as grantor to WILLIAM SISEMORE as trustee, in which KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is beneficiary, recorded on April 1, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83, at page 4844 ~~as fee/file/instrument/microfilm/reception No. 80960~~ ~~xxx (or in deed/schedule)~~, covering the following described real property situated in said county:

A portion of the NE $\frac{1}{4}$ , NW $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies North 89°42' West, a distance of 710.5 feet and South 6°02' West, a distance of 711 feet from the iron axel which marks the quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; running thence continuing South 6°02' West along the Easterly right of way line of the Dalles-California Highway, a distance of 144 feet to a point; thence South 89°09' East, a distance of 328.04 feet to a point; thence North 6°02' East, parallel to the Easterly right of way line of the Dalles-California Highway, a distance of 139.75 feet to a point; thence North 88°25' West, a distance of 327.7 feet, more or less, to the point of beginning.

I hereby certify that on June 25, 19 87, 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 26th day of June, 19 87

(SEAL)

Chas M. Farvey  
Notary Public for Oregon

My Commission expires: Feb. 5, 1989

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.)

Fee: \$20.00

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 28th day of October, 19 87, at 1:59 o'clock P.M., and recorded in book/reel/volume No. M87 on page 19551 or as fee/file/instrument/microfilm/reception No. 80960, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Adam Smith Deputy