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Vol. M87 Page 14291  
**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**  
Vol. M87 Page 22539

Reference is made to that Trust Deed wherein JACK L. ROOKSTOOL and DONNA L. ROOKSTOOL

William L. Sisemore, is Grantor;  
Klamath First Federal Savings and Loan Association, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M79, Page 29892, Klamath, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,

(Re-recorded January 23, 1980, Book M80, Page 1417)

The South one-half of Lot 16, Block 6, PLEASANT VIEW TRACTS, in the  
County of Klamath, State of 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:  
\$401.00 due February 25, 1987, and a like payment due on the 25th  
day of each month thereafter.

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

\$31,535.25 plus interest from January 1, 1987, plus late charges  
of \$156.78 and reserve deficit of \$210.52

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 December 18, 1987, at 10:05 o'clock a.m.  
based on standard of time established by ORS 187.110 at 540 Main St., Klamath Falls, Or.  
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: August 10, 1987.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

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

James M. Farney Notary Public for Oregon — My Commission Expires: Feb. 5, 1989

Certified to be a true copy:

Attorney for Trustee

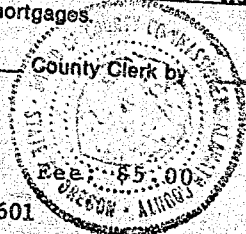
STATE OF OREGON, County of Klamath

Filed for record on August 10, 1987 at 1:10 o'clock P.m.  
and recorded in M87 page 14291 of mortgages

Evelyn Biehn, Klamath

After recording return to:

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



INDEXED

D 1 ✓

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

22540

STATE OF OREGON,

County of Klamath } ss.

I, William L. Sisemore  
being first duly sworn, depose, say and certify that:  
I am the

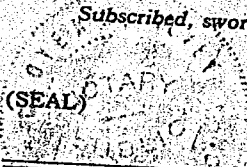
Jack L. Rookstool and Donna L. Rookstool trustee in that certain trust deed executed and delivered by  
to William L. Sisemore as grantor,  
in which Klamath First Federal Savings and Loan Association as trustee,  
is beneficiary, recorded on December 31, 1979, in the mortgage records of Klamath  
County, Oregon, in book/reel/volume No. M79, at page 29892 ~~which is a fee file/instrument/reception~~  
~~1984-1985~~ (trust deed), covering the following described real property situated in said county:

The South one-half of Lot 16, Block 6, Pleasant View Tracts, in  
the County of Klamath, State of Oregon.

I hereby certify that on August 10, 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 11th day of August, 1987.



Clayton M. Falvey  
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 \_\_\_\_\_, 19\_\_\_\_,  
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

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**  
STATE OF OREGON, County of Klamath, ss:

22541

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  
Jack L. Rookstool

ADDRESS

4745 So. 6th St  
Klamath Falls, Or. 97601

Donna L. Rookstool

4747-A So. 6th St  
Klamath Falls, Or. 97601

Diane Bryan

5081 Southview Dr  
Klamath Falls, Or. 97603

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 August 10, 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 10th day of August, 1987.

(SEAL)

Claus 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, Or. 97601

DO NOT 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 \_\_\_\_\_, 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



22542

**SS.**

Deputy.