

78216

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

Vol. M81

22956

Page 14775

Reference is made to that Trust Deed wherein BOB L. AZEVEDO and DOROTHY L. AZEVEDO, husband and wife

WILLIAM L. SISEMORE

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

recorded in Official/Maple Records, Vol. M83, Page 12110, Klamath County, Oregon, is Grantor; is Trustee; and is Beneficiary, covering the following-described real property in Klamath County, Oregon,

Lot 7 in Block 5 of First Addition to Pine Grove Ponderosa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

'87 AUG 17 PM 2 48

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:
\$941.00 due on March 1, 1987 and a like payment due on the 1st day of each month thereafter.

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

\$75,398.87 plus interest at the rate of 12.75% per annum from February 1, 1987, plus late charges of \$207.85.

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 28, 1987, at 10:00 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 17, 1987.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on August 17, 1987, by William L. Sisemore

Alice L. Sisemore

Notary Public for Oregon

My Commission Expires: August 2, 1991

Certified to be a true copy:

ALICE L. SISEMORE
NOTARY PUBLIC-OREGON
My Commission Expires 8-2-91

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on August 17th, 1987, at 2:48 o'clock P.m. and recorded in M87 page 14775 of mortgages.

Evelyn Biehn,

County Clerk by

Pam Smith, Deputy

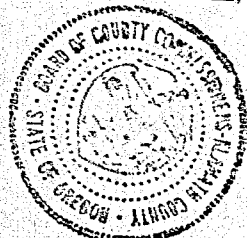
After recording return to:

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

Fee: \$5.00

INDEXED

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

22957

I, William L. Sisemore, ss:

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
Dorothy L. Azevedo

Bob L. Azevedo aka
Robert Leroy Azevedo

ADDRESS
3447 Evergreen
Klamath Falls, Or. 97603

434 So. Lincoln
Galt, Ca. 95632

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 17, 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 17th day of August, 1987.

(SEAL)

Notary Public for Oregon. My commission expires 2-5-89.

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

TO

Grantor

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/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

22958

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

Dorothy L. Azevedo

3609-B LaJolla Ct.,
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 _____, 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 18, 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 18th day of August, 1987

(SEAL) Notary Public

Corvus M. Foerster
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 _____, 1987, 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.

NAME

TITLE

By _____ Deputy

22959

STATE OF OREGON,

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

County of Klamath

ss.

I, William L. Sisemore

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

I am the

Bob L. Azevedo and Dorothy L. Azavedo, husband and wife,

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 July 26, 1983, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M83, at page 12110

covering the following described real property situated in said county:
 Lot 7 in Block 5 of First Addition to Pine Grove Ponderosa, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on August 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 Trustee

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

(SEAL)

Donna M. Feltz Notary Public for Oregon

My Commission expires: 2-5-89

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

to

Grantor

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 Klamath

ss.

I certify that the within instrument was received for record on the 28th day of December, 1987, at 11:02 o'clock A.M., and recorded in book/reel/volume No. M87 on page 22955 or as fee/file/instrument/microfilm/reception No. 82884, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Bernetha J. Letcher Deputy
 Fee \$25.00