

84745
80657

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

Vol. 1889 Page 18964
Vol. 1889 Page 2821

Reference is made to that Trust Deed wherein Herman M. Lunsford and Juanita L. Lunsford, husband and wife, is Grantor; William L. Sisemore, is Trustee; and William L. Sisemore, is Beneficiary, recorded in Official/Microfilm Records, Vol. M84, Page 4966, covering the following described real property in Klamath County, Oregon:

Lot 6, Block 5, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

TOGETHER WITH: A 1972 New Moon Mobile Home, Serial #182676, License #X70405

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:

\$356.00 due April 15, 1987, and a like payment due on the 15th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$20,745.98 plus interest from September 1, 1987, 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 February 29, 19 88, 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.

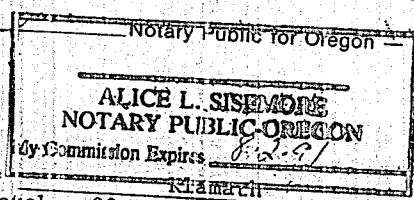
Dated: October 20, 19 87.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on October 20, 19 87 by William L. Sisemore ss

Alice L. Sisemore



Certified to be a true copy:

My Commission Expires: Aug 2, 19 91

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on October 20, 19 87 at 4:26 o'clock P.m. and recorded in M87 page 18964 of mortgages. ss

Evelyn Biehn,

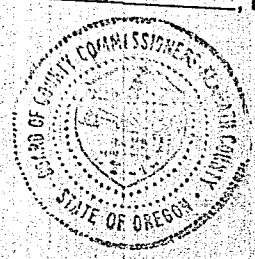
County Clerk by Ben Smith, Deputy

After recording return to:

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

Fee: \$5.00

INDEXED



28229

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 Herman M. Lunsford and Juanita L. Lunsford, husband and wife, trustee in that certain trust deed executed and delivered by
William L. Sisemore as grantor,
in which Klamath First Federal Savings and Loan Association as trustee,
is beneficiary, recorded on March 29, 19 84, in the mortgage records of Klamath
County, Oregon, in book/reel/volume No. M84, at page 4966 of book/reel/volume No. M84 or as fee/file/instrument/microfilm/reel
~~microfilm~~ (reference), covering the following described real property situated in said county:

Lot 6, Block 5, THIRD ADDITION TO ALTAMONT ACRES, in the County
of Klamath, State of Oregon.

TOGETHER WITH: 1972 New Moon Mobile Home, Serial #182676,
License #X70405.

I hereby certify that on October 21, 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 21st day of October, 19 87.

(SEAL)

Carol M. Fawcett
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 Klamath } ss.

I certify that the within instrument
was received for record on the 21st day
of October, 19 87,
at 10 o'clock A. M., and recorded
in book/reel/volume No. M84 on
page 4966 or as fee/file/instru-
ment/microfilm/reception No. 4966,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

NAME
By Carol M. Fawcett TITLE
Deputy

CC

2823

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:

Transamerica Financial Services

707 Main St.,
P.O. Box 1269
Klamath Falls, Or. 97601

Herman M. Lunsford, Jr.

P.O. Box 7541
Klamath Falls, OR 97602-0541

Juanita Lunsford

P.O. Box 7541
Klamath Falls, OR 97602-0541

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 October 20, 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 20th day of October, 1987.

(SEAL)

ALICE L. SISEMORE
NOTARY PUBLIC-OREGON

Alice L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

* More than one form for affidavit may be used with 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 COUNTY 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.

NAME _____ TITLE _____
By _____ Deputy

2824

15

Sarah L. Parsons

12

Notary Public of Oregon

My commission expires June 1, 1960

County of Klamath ss.

Filed for record at request of:

on this 26th day of Feb
at 3:17

in Vol. M88 of Mt.
Evelyn B. [unclear]

By PA

Fee, \$20.00

Deputy