

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

4694

13155

77302

Vol. M87

Page

Reference is made to that Trust Deed wherein RONALD TSCHOSICK, a single man, is Grantor;  
WILLIAM SISEMORE is Trustee; and  
KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION is Beneficiary,  
recorded in Official/Microfilm Records, Vol. M80, Page 4323, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Lots 10 and 11, Block 1, WILLIAMSON RIVER ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, 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:  
\$351.00 due 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:

\$33,394.92, plus interest from February 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 December 3, 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: July 23, 19 87.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on July 23, 19 87 by William L. Sisemore

Clara M. Farney Notary Public for Oregon — My Commission Expires: Feb. 5, 19 89

Certified to be a true copy:

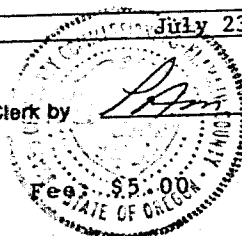
Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on July 23, 19 87 at 2:30 o'clock P.m.  
and recorded in M87 page 13155 of mortgages.

Evelyn Biehn, Klamath County Clerk by Ann Smith, Deputy

After recording return to:

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



INDEXED  
D V I ✓

# SHERIFF'S RETURN OF SERVICE

4695

STATE OF OREGON )  
County of Klamath ) ss.

Court Case No. \_\_\_\_\_

Sheriff's Case No. 87-2608

I hereby certify that I received on July 23, 1987

the within:

- ( ) Summons & Complaint ( ) Summons & Petition ( ) Summons ( ) Complaint ( ) Petition  
( ) Subpoena ( ) Citation ( ) Order ( ) Motion ( ) Affidavit  
( ) Small Claim ( ) Restraining Order ( ) Order for Appearance of Judgement Debtor  
( ) Writ of Garnishment ( ) Order to Show Cause ( ) Order Waiving Fees and Costs  
( X ) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

for service on the within named: Ronald Tschosick and or Occupants of Star Route 1, Box 1, Chiloquin, Oregon

( ) SERVED \_\_\_\_\_ personally and in person.  
at \_\_\_\_\_

( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_,  
a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
abode: \_\_\_\_\_

( ) OFFICE SERVICE - By leaving a true copy with \_\_\_\_\_  
the person in charge of the office maintained for the conduct of business by \_\_\_\_\_

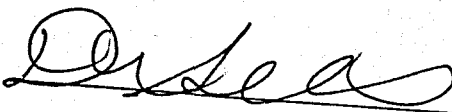
( ) By leaving a true copy with \_\_\_\_\_ of said corporation.  
( ) OTHER METHOD \_\_\_\_\_

( X ) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find  
the within named: Ronald Tschosick or Other Occupants within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: August 17, 1987, 8:00a.m.

TOM DURYEE, Sheriff  
Klamath County, Oregon

By   
Deputy

4696



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

Ronald Tschosick, a single man, 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 March 6, 1980, in the mortgage records of Klamath  
County, Oregon, in book/reel/volume No. M80, at page 4323.  
~~and the said trust deed, covering the following described real property situated in said county:~~

Lots 10 and 11, Block 1, WILLIAMSON RIVER ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

I hereby certify that on July 23, 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 27<sup>th</sup> day of July, 1987.

Clara M. Talley  
Notary Public for Oregon

My Commission expires: 2-5-89

(SEAL)

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO

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/tile/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_  
NAME  
Deputy

# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

4697

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  
Creditors Protective Assoc., Inc.  
c/o William Good

ADDRESS  
410 American Bank Bldg.,  
621 Morrison  
Portland, Oregon 97205

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

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 July 23, 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

23d day of

July

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, OR 97601

DO NOT 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/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

4698

(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 \_\_\_\_\_

#197 Trustees Sale - Tschosick

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

~~times and on each of the following days:~~

(4 insertion s) in the following issue s: \_\_\_\_\_

Sept. 23, 1987

Sept. 30, 1987

Oct. 7, 1987

Oct. 14, 1987

Total Cost: \$138.72

Sarah L. Parsons

Subscribed and sworn to before me this 14  
day of October 1987

[Signature]  
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  
RONALD TSCHOSICK, a single man, is Grantor;  
WILLIAM SISEMORE, is Trustee; and  
KLAMATH FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION, is Beneficiary, recorded  
in Official/Microfilm Records, Vol. 400, Page  
422, Klamath County, Oregon, covering the fol-  
lowing-described real property in Klamath  
County, Oregon:  
Lots 10 and 31, Block 1, WILLIAMSON RIVER  
ESTATES, according to the official plat thereof  
on file in the office of the County Clerk of  
Klamath County, 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:  
\$251.00 due 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:  
\$32,384.92, plus interest from February 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 prop-  
erty to satisfy the obligation pursuant to ORS  
86.705 to 86.715.  
The property will be sold as provided by law on  
December 2, 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 reinstated 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, at any time prior to five days  
before the date set for sale.  
William L. Sismore, Trustee  
Dated: July 23, 1987  
#187 Sept. 23, 30, Oct. 7, 14, 1987

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

4699



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  
Ronald Tschosick

ADDRESS  
Star Rt. 1, Box 1  
Chiloquin, OR 97624

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

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 December 2, 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 2nd day of December, 1987  
William L. Sisemore  
Notary Public for Oregon. My commission expires 2-5-89

(SEAL)  
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 Klamath } ss.  
I certify that the within instrument  
was received for record on the 1st day  
of April, 1988,  
at 12:02 o'clock P.M., and recorded  
in book/reel/volume No. M88 on  
page 4693 or as fee/file/instru-  
ment/microfilm/reception No. 85816,  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME  
By Ann Smith TITLE  
Deputy

Fee: \$35.00