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

Vol. 7510 Page 198  
Vol. M88 Page 198

Reference is made to that Trust Deed wherein William J. Coste and Bette J. Coste, husband and wife  
William L. Sisemore, is Grantor;  
Klamath First Federal Savings and Loan Association, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M84, Page 8133, Klamath, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,  
County, Oregon:

Lot 12 in Block 2, Tract No. 1036, Second Addition to  
Valley View, 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:

\$594.00 due on August 25, 1987, and a like sum monthly thereafter due  
on the 25th day of each month.

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

\$57,082.35 plus interest at the rate of 10.25% per annum from  
January 1, 1988, plus late charges of \$97.92.

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 May 16, 1988, 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: January 5, 1988.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on January 5, 1988 by  
William L. Sisemore

Allen L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 1991

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on January 5th, 1988 at 4:24 o'clock P.m.  
and recorded in M88 page 198 of mortgages.

Evelyn Biehn, Klamath

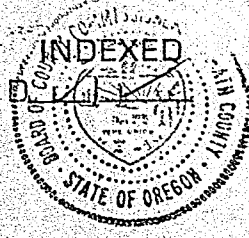
County Clerk by

Born Smith, Deputy

After recording return to:

Fee: \$5.00

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



# Affidavit of Publication

7510 A

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

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  
#567 Trustees sale-Coste

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

~~successive and consecutive weeks or days~~  
( 4 insertion s) in the following issue s: —

Mar. 17, 1988

Mar. 24, 1988

Mar. 31, 1988

Apr. 7, 1988

Total Cost: \$144.16

Sarah L. Parsons

Subscribed and sworn to before me this 7  
day of April 1988

Leta Bucka  
Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF SALE  
Reference is made to that Trust Deed wherein  
William J. Coste and Bette J. Coste, husband and  
wife, Grantor, William L. Sison, Jr., Trust-  
ee, and Klamath First Federal Savings and  
Loan Association, is Beneficiary, recorded in  
Official/Microfilm Records, Vol. M84, Page  
8133, Klamath County, Oregon, covering the fol-  
lowing described real property in Klamath  
County, Oregon:  
Lot 12, in Block 2, Tract No. 1036, Second Addi-  
tion to Valley View, 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:  
\$594.00 due on August 25, 1987, and a like sum  
monthly thereafter due on the 25th day of each  
month.  
The sum owing on the obligation secured by the  
trust deed is:  
\$57,082.35 plus interest at the rate of 10.25% per  
annum from January 1, 1988, plus late charges of  
\$97.52,  
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 prop-  
erty to satisfy the obligation pursuant to ORS  
86.705 to 86.795.  
The property will be sold as provided by law on  
May 16, 1988, 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 last set for sale.  
Witness my hand and seal this 7th day of April, 1988.

# SHERIFF'S RETURN OF SERVICE

7510B

STATE OF OREGON )  
 ) ss.  
County of Klamath )

Court Case No. \_\_\_\_\_  
Sheriff's Case No. 88-30

I hereby certify that I received on Jan. 6, 1988 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: WILLIAM J. COSTE, BETTE J. COSTE OR OCCUPANT

(X) SERVED WILLARD THURMAN (OCCUPANT) personally and in person.  
at 5908 Independence, Klamath Falls, OR

(X) SUBSTITUTE SERVICE - By leaving a true copy with WILLARD THURMAN FOR LINDA THURMAN (OCCUPANT)  
a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
abode: ABOVE

( ) 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 \_\_\_\_\_

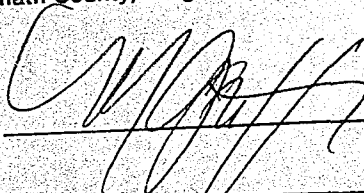
( ) NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find  
the within named: \_\_\_\_\_ within Klamath County.

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

DATE AND TIME OF SERVICE OR NOT FOUND: Jan. 8, 1988 9:40 a.m.

TOM DURYEE, Sheriff  
Klamath County, Oregon

By



Deputy



7510E

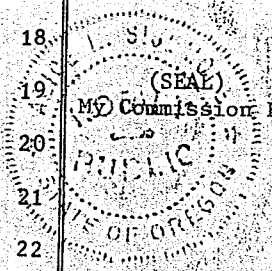
STATE OF OREGON )  
 ) SS  
County of Klamath )

I, William L. Sisemore, certify that I am attorney for Klamath First Federal Savings and Loan Association, under that certain Deed of Trust recorded in Vol. M84 at page 8133, Records of Klamath County, Oregon, wherein William J. Coste and Bette J. Coste are grantors, William L. Sisemore is Trustee; I served a true and correct copy of Trustee's Notice of Default and Election to Sell and of Sale, certified to as such copy by me, together with notice of substitute service, copy of which is attached hereto, in a sealed envelope, plainly addressed to Linda Thurman, 5908 Independence, Klamath Falls, Oregon, 97603, with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on January 12, 1988.

William L. Sisemore  
William L. Sisemore, Attorney for  
Klamath First Federal Savings and  
Loan Association

Subscribed and Sworn to before me this 14 day of January, 1988.

Alfred L. Sisemore  
Notary Public for Oregon



WILLIAM L. SISEMORE  
ATTORNEY AT LAW  
540 MAIN STREET  
FIRST FEDERAL BUILDING  
KLAMATH FALLS, OREGON 97601-6067

75100

TELEPHONE  
AREA CODE 533  
882-7239

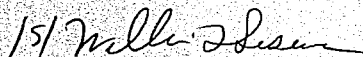
January 12, 1988

Mrs. Linda Thurman  
5908 Independence  
Klamath Falls, Or. 97603

Dear Mrs. Thurman:

Enclosed please find a certified copy of Trustee's Notice of Default and Election to Sell and of Sale. You have previously been served, by Substitute Service on Willard Thurman who is a person over the age of 14 years and a member of the household of Willard Thurman, on January 8, 1988, at 9:40 a.m.

Very truly yours,



William L. Sisemore

WLS:a  
Encl.

7510E

OC

# 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:

William J. Coste

Bette J. Coste

1046 N. E. 9th  
 Corvallis, Or. 97330

1046 N. E. 9th  
 Corvallis, Or. 97330

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 January 5, 1988. 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 5 day of January, 1988.

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

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 COUNTIES WHERE  
 USED.)

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of May, 1988, at 3:00 o'clock P.M., and recorded in book/reel/volume No. M88 on page 7510 or as fee/file/instrument/microfilm/reception No. 87279 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
 By Bernice A. Ketchum Deputy  
 Fee \$35.00