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

Vol. M88 Page 9083
Vol. M88 Page 1728

Reference is made to that Trust Deed wherein P. R. KAESER

ASPEN TITLE & ESCROW, INC., an Oregon Corporation, is Grantor;
WILBUR H. WRIGHT and B. MAXINE WRIGHT, husband and wife, is Trustee; and
recorded in Official/Microfilm Records, Vol. M86, Page 11700, is Beneficiary,
covering the following-described real property in Klamath County, Oregon,
Klamath County, Oregon:

Lot 89, LEWIS 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:
\$250.00 due April 20, 1987; \$250.00 due July 20, 1987; \$250.00 due August 20, 1987;
\$200.00 due December 20, 1987; \$200.00 due January 20, 1988; AND failure to pay
1986-87 and 1987-88 real property taxes.

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

\$29,032.53, plus interest at the rate of 9% per annum from August 23, 1987,

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 June 14, 19 88, at 10:00 o'clock a.m.
based on standard of time established by ORS 187.110 at 540 Main Street, Room 301, 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: February 5, 19 88.

William L. Sisemore Successor
Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on February 5, 19 88 by William L. Sisemore

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

Certified to be a true copy:

Attorney for Trustee
(Successor)

STATE OF OREGON, County of Klamath

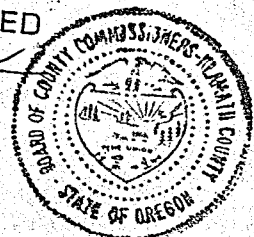
Filed for record on February 5, 19 88 at 4:11 o'clock P.m.
and recorded in M88 page 1728 of mortgages.

Klamath County Clerk by Berntha P. Ketch
Fee \$5.00

After recording return to:

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

INDEXED



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2308

Affidavit of Publication

9084

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

#607 Trustees sale-Wright

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

~~successor and prospective successors~~

(4 insertion s) in the following issue s: —

April 15, 1988

April 22, 1988

April 29, 1988

May 6, 1988

Total Cost: \$141.44

Sarah L. Parsons

Subscribed and sworn to before me this 6
day of May 19 88

Lita Backa
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 P.
R. KAESER, is Granior, ASPEN TITLE &
ESCROW, INC., an Oregon Corporation, is
Trustee, and WILBUR H. WRIGHT and B.
MAXINE WRIGHT, husband and wife, is
Beneficiary, recorded in Official/Microfilm Re-
cords, Vol. M86, Page 11700, Klamath County,
Oregon, covering the following described real
property in Klamath County, Oregon:
Lot 87, LEWIS 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 granior has failed to pay the
following:
\$250.00 due April 20, 1987; \$250.00 due July 20,
1987; \$250.00 due August 20, 1987; \$200.00 due
December 20, 1987; \$200.00 due January 20, 1988;
AND failure to pay 1986-87 and 1987-88 real prop-
erty taxes.

The sum owing on the obligation secured by the
trust deed is:
\$29,032.53, plus interest at the rate of 9% per an-
num from August 23, 1987;
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
June 14, 1988, at 10:00 o'clock a.m. based on
standard of time established by ORS 187.110 at
540 Main St., Room 301, 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 oc-
curred, together with costs, trustee's and at-
torney'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: February 5, 1988
William L. Sisemore, Successor Trustee
#607 Apr. 15, 22, 29; May 6, 1988



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

9085

County of Klamath

} ss.

I, William L. Sisemore

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

I am the SUCCESSOR

trustee in that certain trust deed executed and delivered by

P. R. KAESER

as grantor

to ASPEN TITLE & ESCROW, INC., an Oregon Corporation

as trustee,

in which WILBUR H. WRIGHT and B. MAXINE WRIGHT, husband and wife,

is beneficiary, recorded on July 2, 1986, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M86, at page 11700

~~by as fee/file/instrument/instrument/reception No. (indicates priority), covering the following described real property situated in said county:~~

Lot 89, LEWIS TRACTS, in the County of Klamath, State of Oregon.

I hereby certify that on February 5, 1988, 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.

Successor Trustee

Subscribed, sworn to and acknowledged before me this 5th day of February, 1988.

Notary Public for Oregon

(SEAL)

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

9086

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

P. R. Kaeser

4815 Frieda St.,
Klamath Falls, OR 97603

P. R. Kaeser

P. O. Box 1614
Klamath Falls, OR 97601

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 February 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 5th day of February, 1988

(SEAL)

Gore M. Folsen
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 Klamath } ss.

I certify that the within instrument was received for record on the 13 day of June, 1988, at 2:20 o'clock P.M., and recorded in book/reel/volume No. M88 on page 9083 or as fee/file/instrument/microfilm/reception No. 88141, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha A. Hitch Deputy

Fee: \$23.00