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

Vol. m88 Page 9535Vol. m88 Page 2009Reference is made to that Trust Deed wherein Michael F. WolcottWILLIAM L. SISEMOREKLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATIONrecorded in Official/Microfilm Records, Vol. M79, Page 25580

covering the following-described real property in

KlamathKlamath

County, Oregon;

, is Trustee; and

, is Beneficiary,

County, Oregon,

Lots 29 and 30 in Block 8 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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:

\$344.00 due August 25, 1987, and a like sum monthly thereafter, together with late charges.

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

\$28,303.68 with interest from July 1, 1987, at the rate of 11.75% per annum, together with late charges of \$75.05.

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 21, 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: February 12, 19 88.

STATE OF OREGON, County of Klamath, Trustee

The foregoing was acknowledged before me on February 12 ss William L. Sisemore, 19 88 by

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

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on

and recorded in M88 page 2009 of mortgages. February 12 ss February 12, 19 88 at 2:38 o'clock P.m.

Evelyn Biehn, Klamath

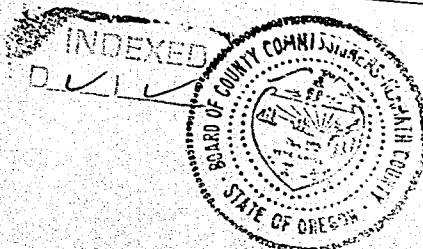
County Clerk by

Pam Smith, Deputy

After recording return to:

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

Fee: \$5.00



5/2/88

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Affidavit of Publication

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

#676 Trustees sale-Wolcott

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

~~successive and consecutive~~ work days;

(4 insertion s) in the following issue s:

April 22, 1988

April 29, 1988

May 6, 1988

May 13, 1988

Total Cost: \$141.44

Sarah L. Parsons

Subscribed and sworn to before me this 13

day of May 1988

Leta Backa

Notary Public of Oregon

My commission expires Jan 15 90

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL LAND OF SALE
Reference is made to that Trust Deed wherein Michael F. Wolcott is Grantor; WILLIAM L. SISEMORE is Trustee; and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is Beneficiary, recorded in Official Microfilm Records, Vol. M79, Page 25380, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:
Lots 29 and 30 in Block 8 of St. Francis Park, 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:
\$344.00 due August 25, 1987, and a like sum monthly thereafter, together with late charges.
The sum owing on the obligation secured by the trust deed is:
\$28,303.68, with interest from July 1, 1987, at the rate of 11.75% per annum, together with late charges of \$73.05.
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 21, 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: February 12, 1988
s/ William L. Sisemore, Trustee
#676 Apr. 22, 29, May 6, 13, 1988

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
County of Klamath)

Court Case No. _____

Sheriff's Case No. 88-521

I hereby certify that I received on Feb. 12, 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: MICHAEL F. WOLCOTT and/or OCCUPANT

(X) SERVED JERRY HOLMES, renter personally and in person.
at 4417 Boardman, Klamath Falls, OR

() **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

() 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: Feb. 20, 1988 11:20 a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By

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Deputy

9538

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:

NAME	ADDRESS
Michael F. Wolcott	5477 Algoma Rd Sagle, Idaho 83868

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 12, 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 12th day of February, 1988.
 (SEAL) William L. Sisemore
 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
 Wm. L. Sisemore
 540 Main St
 Klamath Falls, Or. 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee \$23.00

STATE OF OREGON,
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 21 day of June, 1988, at 11:32 o'clock A.M., and recorded in book/reel/volume No. M88 on page 9535 or as fee/file/instrument/microfilm/reception No. 88416, Record of Mortgages of said County.
 Witness my hand and seal of County affixed.
 Evelyn Biehn _____ County Clerk
 NAME TITLE
 By Pauline Mullender Deputy