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

Vol. m88 Page 21090

Vol. m88 Page 10429

Reference is made to that Trust Deed wherein VALRIE JEAN OWENS and JAMES L. OWENS, wife and husband, is Grantor;
William Sisemore is Trustee; and
Klamath First Federal Savings and Loan Association is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M77, Page 24705 Klamath County, Oregon,
 covering the following-described real property in _____ County, Oregon:

A parcel of land in Lot 21, Section 29, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
 Beginning at a one-half inch iron pipe being the Southwest corner of said Lot 21, which point bears North, 1321.3 feet from the section corner common to Sections 30, 29, 31 and 32, Township 35 South, Range 7 East, Willamette Meridian; thence, North 89°26' East, 1287.1 feet to a one-half inch iron pipe on the West boundary line fence of State Highway No. 427 right-of-way; thence North 12°06' West, 240 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning; thence South 89°26' West 363 feet; thence North 12°06' West, 120 feet; thence North 89°26' East, 363 feet to said boundary line fence; thence South 12°06' East, 120 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning.

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:

\$209.00 due January 20, 1988, and a like amount due on the 20th day of each month thereafter, together with late charges.

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

\$14,206.39, plus interest at the rate of 9% per annum from June 1, 1988, until paid, plus 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 November 14, 1988, at 10:00 o'clock a.m.
 based on standard of time established by ORS 187.110 at 540 Main St., \$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: July 5, 1988

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

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

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1991

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on _____ ss
 and recorded in M88 page _____ of mortgages. July, 1988 at _____ o'clock _____ m.

Klamath County Clerk by _____

After recording return to:

William L. Sisemore
 540 Main St., #301
 Klamath Falls, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

William L. Sisemore

on this 5th day of July A.D., 1988
 at 10:27 o'clock A. M. and duly recorded

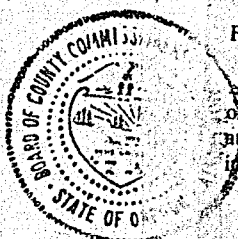
in Vol. M88 of Mortgages Page 10429

Evelyn Biehn County Clerk

By Pauline M. Mullen Deputy

Fee, \$8.00

INDEXED
 D. I. V.



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

21091

STATE OF OREGON, County of Klamath, ss:I, William L. Sisemore

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
Valrie Jean Owens

ADDRESS

P. O. Box 837
Chiloquin, OR 97624James L. OwensHC 30, Box 6
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, 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 July 2, 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.....

day of JulyJuly, 1988

William 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 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 SERVICE

I, DAVID SELLERS, being first duly sworn, upon my oath depose and say: that I am, and at all times hereinafter mentioned was duly qualified and an acting Deputy Sheriff of Klamath County, Oregon and authorized by law to serve process in said County and State; and that I am a citizen of the United States and the State of Oregon over the age of eighteen years and not a party to or interested in the below titled action nor related to any party thereto.

Plaintiff V ALERIE JEAN OWENS and JAMES L. OWENS, GRANTORS, WILLIAM SISEMORE, TRUSTEE

Defendant (~~person served~~) KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION, BENEFICIARY

Case No. _____ County KLAMATH State OREGON

Klamath County, Oregon Sheriff's Case No. 88-2253

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

Date and time of service July 8, 1988 9:50 p.m.

Place of service residence near Williamson River, Chiloquin, OR

(☒) By serving personally on: Rosemary Treetop

() By substitute service on: _____

(a person over the age of fourteen years at the usual place of abode).

() Not found: Reason for non-service _____

() Other _____

Number of attempts made _____ Military status _____

Sheriff's service fee: \$15.00

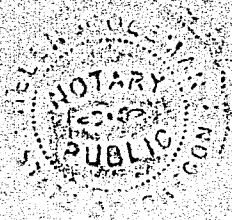
TOM DURYEE, SHERIFF

By [Signature]
Klamath County Deputy

Subscribed and sworn to before me this 11th day of July 19 88

[Signature]
Notary Public of Oregon

My commission expires 11-11-89



AMENDED

21093

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

Reference is made to that Trust Deed wherein VALRIE JEAN OWENS and JAMES L. OWENS, wife and husband, is Grantor;
WILLIAM SISEMORE is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION is Beneficiary,
recorded in Official/Microfilm Records, Vol. M77, Page 24705 Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

A parcel of land in Lot 21, Section 29, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe being the Southwest corner of said Lot 21, which point bears North, 1321.3 feet from the section corner common to Sections 30, 29, 31 and 32, Township 35 South, Range 7 East, Willamette Meridian; thence, North 89°26' East, 1287.1 feet to a one-half inch iron pipe on the West boundary line fence of State Highway No. 427 right-of-way; thence North 12°06' West, 240 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning; thence South 89°26' West 363 feet; thence North 12°06' West, 120 feet; thence North 89°26' East, 363 feet to said boundary line fence; thence South 12°06' East, 120 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning.

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:

\$209.00 due January 20, 1988, and a like amount due on the 20th day of each month thereafter, together with late charges.

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

\$14,206.39, plus interest at the rate of 9% per annum from June 1, 1988, until paid, plus 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 12 19 88, at 10:00 o'clock a.m.
based on standard of time established by ORS 187.110 at 540 Main St., #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: October 25 19 88

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on October 25, 19 88 by William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1991

Certified to be a true copy:

Attorney for Trustee

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

35

1, 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 _____

#240 Amended Trustees sale

Owens

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

(4 insertion s) in the following issue s:

Oct. 31, 1988

Nov. 7, 1988

Nov. 14, 1988

Nov. 21, 1988

Total Cost: \$198.56

Sarah L. Parsons

Subscribed and sworn to before me this 21
day of Nov 1988

Notary Public of Oregon

My commission expires _____

STATE OF OREGON,
County of Klamath ss

Filed for record at request of:

William L. Sisemore

on this 12th day of Dec. A.D., 1988
at 11:01 o'clock A.M. and duly recorded
in Vol. M88 of Mortgages Page 21090

in Vol. Moos
Evelyn Biehn

County Clerk

By Caroline Musselwhite

Deputy.

Fee, \$28.00

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

Reference is made to that Trust Deed wherein **VALERIE JEAN OWENS** and **JAMES L. OWENS**, wife and husband, is Grantor; **WILLIAM EISENMOORE**, is Trustee; and **KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION**, is Beneficiary, recorded in Official/ Microfilm Records, Vol. A77, Page 24705, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

A parcel of land in Lot 21, Section 29, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pipe being the Southeast corner of said Lot 21, which point bears North 132.13 feet from the section corner common to Sections 20, 29, 31 and 32, Township 35 South, Range 7 East, Willamette Meridian; thence North 69°26' East, 1287.1 feet to a one-half inch iron pipe on the West boundary line fence of State Highway No. 42, right-of-way; thence South 12°04' West, 240 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning; thence South 69°26' West 363 feet; thence North 12°04' West, 120 feet; thence North 69°26' East, 363 feet to said boundary line fence; thence South 12°04' East, 120 feet along said boundary line fence to the Southeast corner of said parcel and true point of beginning.

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:

\$209.05 due January 29, 1988, and a like amount due on the 29th day of each month thereafter together with late charges.

The sums owing on the obligation secured by the trust deed are:

\$14,266.39, plus interest at the rate of 9% per annum from June 1, 1988, until paid, plus 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 86.700 to 86.725.

The property will be sold as provided by law on December 22, 1988, at 10:00 o'clock a.m. based on standard of time established by ORS 86.710 at 540 Main St., #201, 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: October 25, 1988.

William L. Eisenmore, Trustee
#240 Oct. 31, Nov. 7, 14, 21, 1988