

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

Reference is made to that Trust Deed wherein JOHN H. LANEY and KAREN L. LANEY, husband and wife,
WILLIAM SISEMORE, is Grantor;
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M78, Page 10275 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

The S $\frac{1}{2}$ of Lot 19, Block 7, ALTAMONT ACRES, 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:

\$306.00 due May 25, 1988, and a like amount due on the 25th day of each month thereafter

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

\$24,639.67, plus interest from December 1, 1988, and late charges of \$62.58,

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 April 24, 19 89, at 10:00 o'clock A.m. based on standard of time established by ORS 187.110 at Room 301, 540 Main Street, 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: 8th December 15, 19 88.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on December 15th, 19 88 by William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 91

Certified to be a true copy:

Attorney for Trustee

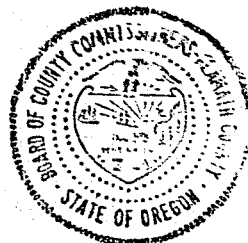
STATE OF OREGON, County of Klamath ss
 Filed for record on December 15th, 19 88 at 4:20 o'clock P.m.
 and recorded in M88 page 21378 of mortgages.

Evelyn Biehn Klamath County Clerk by Caroline Mullendare, Deputy

After recording return to:

Fee \$8.00

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



INDEXED

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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

Karen L. Laney

P.O. Box 37
Crescent Lake, OR 97425-0037

John H. Laney

P.O. Box 37
Crescent Lake, OR 97425-0037

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 December 15, 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 15th day of December, 1988.

(SEAL)

PUBLIC

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

Wm. L. Sisemore
540 Main St., #301

Klamath Falls, Or. 97601

(DON'T USE THIS
SPACE: RESERVD
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

SHERIFF'S RETURN OF SERVICE

6830

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 88-4298

I hereby certify that I received on December 15, 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: ELEANOR J. STIANSON

(X) SERVED ELEANOR J. STIANSON personally and in person.
at 3430 Bisbee, 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.

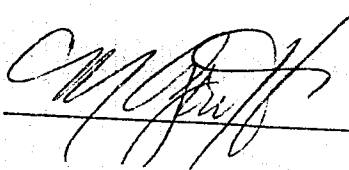
() OTHER METHOD _____

() 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: December 16, 1988 9:10 a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By  Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore
of April A.D. 19 89 at 1:59 o'clock P M., and duly recorded in Vol. M89
of Mortgages on Page 6827

FEE \$23.00

Evelyn Biehn
County Clerk

By Paulene Middleton