

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore of May A.D. 19 89 at 3:27 o'clock P.M., and duly recorded in Vol. M89 day of May on Page 8919 of Mortgages By Evelyn Biehn County Clerk
By Pauline Mulendare

FEE \$13.00

507

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

Vol. m89 Page 8921

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:

J. Steven Robertson

ADDRESS

695 East Patriot Blvd., #227
Reno, NV 89511

Joanne D. Robertson

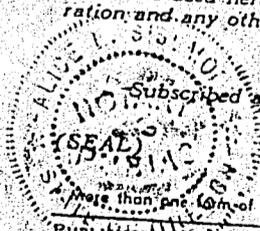
695 East Patriot Blvd., #227
Reno, NV 89511

'89 MAY 23 PH 3 27

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 12, 19 89. 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 thereon in the amount 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 January, 19 89

William L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

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 RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

STATE OF OREGON, } ss.
County of _____ }
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.

By _____ Deputy

8922

STATE OF OREGON, TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

County of Klamath } ss.

I, William L. Sisemore being first duly sworn, depose, say and certify that: I am the J. Steven Robertson & Joanne D. Robertson, aka Joanne Dawn Robertson, formerly known as Joanne Dawn Banks trustee in that certain trust deed executed and delivered by William L. Sisemore as grantor in which Klamath First Federal Savings and Loan Association is beneficiary, recorded on April 8, 19 83, in the mortgage records of Klamath County, Oregon, in Book/Reel/Volume No. M83, at page 5280 of as fee/file/instrument/microfilm/reception No. x x x x (indicate which); covering the following described real property situated in said county:

The Easterly one half of Lot 3, Lot 4 Less the Easterly 8 feet in Block 1 of Mazama Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on January 13, 19 89, 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.

William L. Sisemore Trustee



My Commission expires: August 2, 1991

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

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; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of 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.

By NAME TITLE Deputy

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

..

I, Deanna Azevedo, 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

#429 Trustees sale-Robertson

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

~~insertions~~
(4 insertion s) in the following issue s:

Jan. 23, 1989

Jan. 30, 1989

Feb. 6, 1989

Feb. 13, 1989

Total Cost: \$149.60

Deanna Azevedo

Subscribed and sworn to before me this 13
day of Feb, 1989

[Signature]
Notary Public of Oregon

My commission expires Jan 15 90

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

Reference is made to that Trust Deed wherein J. Steven Robertson and Jeanne D. Robertson, also known as Joanne Dawn Robertson, formerly known as Joanne Dawn Banks, is Grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official Microfilm Records, Vol. M83, Page 5280, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The Easterly one half of Lot 3, Lot 2, Less the Easterly 8 feet in Block 11 of Mazama Gardens, 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:

The September 30, 1988, installment in the amount of \$515.00, and a like amount each month thereafter, plus late charges.

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

\$18,551.28 plus interest at the rate of 12.5% per annum from August 1, 1988, together with late charges of \$84.76.

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 24, 1989, 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 set for sale.

Dated: January 12, 1989.

William L. Sisemore, Trustee

#429 Jan. 23, 30, Feb. 6, 13, 1989