

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 Mortgages on Page 8919
By Evelyn Biehn County Clerk
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

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

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, 1989. 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 January, 1989
William L. Sisemore
Notary Public for Oregon. My commission expires 8/2/91

PUBLISHED: 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,
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.

By Deputy

8922

STATE OF OREGON,

County of Klamath

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

ss.

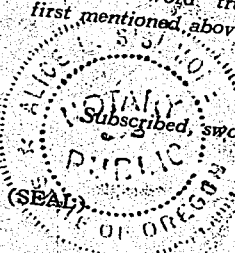
I, William L. Sisemore
being first duly sworn, depose, say and certify that:

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 as trustee, 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/recep- tion 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 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

Alvin L. Sisemore, 19 89

My Commission expires: August 2, 1991

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

to

Grantor

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 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

By Deputy

TITLE

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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

~~NUMBER OF COPIES OF THE ABOVE SET FOR SALE~~

(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 1990

TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE
Reference is made to that Trust Deed wherein J.
Steven Robertson and Joanne 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 4, 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 prop-
erty 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 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 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 first set for sale.
Dated: January 12, 1989.
William L. Sisemore, Trustee
#429 Jan. 23, 30, Feb. 6, 13, 1989