

96962  
1668

Vol. m89 Page 2598  
Vol. m89 Page 10988  
**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein EDWARD D. S. TARAPE and SHIRLEY D. TARAPE, husband and wife, is Grantor;  
William Canong, Jr., is Trustee; and  
First Federal Savings and Loan Association of Klamath Falls, Oregon, is Beneficiary,  
recorded in Official/Microfilm Records, Vol. M76, Page 13810, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Lot 14, Block 5, FIRST ADDITION TO KELENE 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:  
\$267.00 due June 15, 1988, and a like amount each month thereafter plus late charges.

The sum owing on the obligation secured by the trust deed is:  
\$23,894.46 plus interest at the rate of 9% per annum from February 1, 1989,  
plus late charges of \$68.67

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, 19 89, 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: February 9, 1989.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on February 9, 19 89 by William L. Sisemore, ss

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

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath

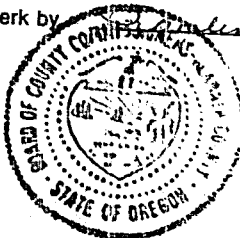
Filed for record on February 9, 19 89 at 3:41 o'clock P.m.  
and recorded in M89 page 2598 of mortgages.

Evelyn Biehn, Klamath County Clerk by William L. Sisemore, Deputy

After recording return to:

Fee \$8.00

Wm. L. Sisemore  
540 Main St., #301  
Klamath Falls, Or. 97601



INDEXED  
D.V.L.V.

# 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 \_\_\_\_\_

#475 Trustees sale-Tarape

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

~~insertions in the following issue s:~~

( 4 insertion s) in the following issue s: \_\_\_\_\_

Feb. 16, 1989

Feb. 23, 1989

Mar. 2, 1989

Mar. 9, 1989

Total Cost: \$144.16

Deanna Azevedo

Subscribed and sworn to before me this 9  
day of Mar. 1989

Kate Backs  
Notary Public for Oregon  
My commission expires Jan 15 1990

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10990

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 Successor  
Edward D. S. Tarape and Shirley D. Tarape trustee in that certain trust deed executed and delivered by  
to William Ganong, Jr. as grantor  
in which First Federal Savings and Loan Association of Klamath Falls, Oregon as trustee,  
is beneficiary, recorded on September 2, 19 76, in the mortgage records of Klamath  
County, Oregon, in book/reel/volume No. 276, at page 13810 or as fee/file/instrument/microfilm/recep-  
tion No. XXXXXX (Indicate which) covering the following described real property situated in said county:

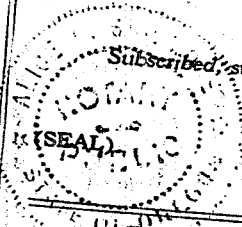
Lot 14, Block 5, FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on February 9, 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

Subscribed, sworn to and acknowledged before me this 9th day of February, 19 89.

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



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from \_\_\_\_\_  
to \_\_\_\_\_ Grantor  
\_\_\_\_\_ Trustee

AFTER RECORDING RETURN TO  
William 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 \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

10991

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  
Shirley D. Tarape  
Edward D.S. Tarape  
Virginia A. Lewis Bissell  
Roy A. Lewis  
Karen Loraditch  
Les Loraditch

ADDRESS  
3165 Sonny St., Mountain Home, ID 83647  
3165 Sonny St., Mountain Home, ID 83647  
1005 Newcastle, Klamath Falls, Or. 97601  
3875 Parfet St., Wheat Ridge, CO 80033  
39 Nevada, Klamath Falls, Or. 97601  
39 Nevada, Klamath Falls, Or. 97601

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 9, 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 9th day of February, 1989

(SEAL)

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

Note: This 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

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

Filed for record at request of:

William L. Sisemore  
on this 20th day of June A.D., 1989  
at 11:57 o'clock A.M. and duly recorded  
in Vol. M89 of Mortgages Page 10988  
Evelyn Biehn County Clerk  
By Danise Mueland Deputy.

Fee, \$23.00