

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

Vol. m89 PageReference is made to that Trust Deed wherein Vern H. McDonald

William L. Sisemore, is Grantor;
George T. Bryant and Diana K. Bryant, husband and wife, is Trustee; and
recorded in Official/Microfilm Records, Vol. M86, Page 19461, is Beneficiary,
Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 7, Block 63, NICHOLS ADDITION to the City of Klamath Falls, 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:
 Payments due on June 27, November 27, and December 1987; January 27, April 27, May 27, June 27, 1988 and January 27, February 27, March 27, 1989; Real property taxes for the year 1987-1988 and 1988-1989.

The sum owing on the obligation secured by the trust deed is:
 \$11,716.88 plus interest from December 5, 1988;

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 August 22, 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 last set for sale.

Dated: April 14, 19 89.

William L. Sisemore, Trustee
 Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 14, 19 89 by William L. Sisemore

Chas. M. Falvey Notary Public for Oregon — My Commission Expires: Feb. 5, 19 93

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

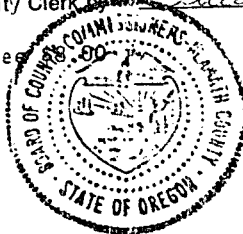
Filed for record on April 14, 1989 at 10:17 o'clock A.m.
 and recorded in M89 page 6329 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pauline McDonald, Deputy

After recording return to:

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

Fee



INDEXED

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SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)

County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 89-1221

the within:

I hereby certify that I received on April 14, 1989

- ☐ 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
☒ TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

for service on the within named: Vern H. McDonald or occupants

- ☒ SERVED Michael Tuell, occupant personally and in person.
at 824 Grant, Klamath Falls, OR

- ☒ SUBSTITUTE SERVICE - By leaving a true copy with Michael Tuell for Vern H. McDonald,
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: ABOVE

- ☐ OFFICE SERVICE - By leaving a true copy with _____
 the person in charge of the office maintained for the conduct of business by

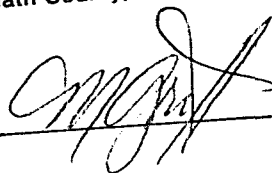
- ☐ By leaving a true copy with _____ of said corporation.

- ☐ 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: April 17, 1989 10:59 a.m.
 Carl R. Burkhart, Sheriff
 Klamath County, Oregon

By



Deputy

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
Vern H. McDonald

ADDRESS
824 Grant St.,
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 86.735.*

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 April 14, 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 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 21st day of Aug., 19 89
Cover M. Faery

(SEAL)

Notary Public for Oregon. My commission expires 2-5-93

* 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

DO NOT 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 lec/life/instrument/microfilm/reception No. _____ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

NOTICE OF SUBSTITUTE SERVICE

TO: Vern H. McDonald

You are hereby notified that you have been served with Trustee's Notice of Default and Election to Sell and of Sale in the case entitled George T. Bryant and Diana R. Bryant vs. Vern H. McDonald by substitute service on Michael Tuell, a person over the age of 14 years of age who resides at the place of abode of Vern H. McDonald, on April 17, 1989, at 10:59 a.m. at 824 Grant Street, Klamath Falls, Oregon.

William L. Sisemore

William L. Sisemore
Attorney for George T. Bryant
and Diana R. Bryant

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for George T. Bryant and Diana R. Bryant. I served a copy of the Trustee's Notice of Default and Election to Sell and of Sale, together with the above Notice of Substitute Service, in a sealed envelope, plainly addressed to Vern H. McDonald, 824 Grant Street, Klamath Falls, Oregon, with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on April 18, 1989.

William L. Sisemore

William L. Sisemore
Attorney for George T. Bryant
and Diana R. Bryant

Subscribed and Sworn to before me this 18 day of April, 1989.

William L. Sisemore
Notary Public for Oregon

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(SEAL)
My Commission Expires: 8-2-91

1 STATE OF OREGON)
 2 County of Klamath) SS

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 4 I, WILLIAM L. SISIMORE, certify that I am attorney for George T. Bryant
 5 and Diana R. Bryant, beneficiaries under that certain Trust Deed recorded in
 6 Volume M86, page 19461, Records of Klamath County, Oregon, wherein Vern H.
 7 McDonald is Grantor, Mountain Title Company of Klamath County is Trustee,
 8 and William L. Sisemore is Successor Trustee; I served a true and correct
 9 copy of Trustee's Notice of Default and Election to Sell and of Sale, certified
 10 to as such copy by me, together with Notice of Substitute Service, copy of
 11 which is attached hereto, in a sealed envelope, plainly addressed to Vern H.
 12 McDonald, 824 Grant Street, Klamath Falls, Oregon, 97601, with postage fully
 13 prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon,
 14 on April 18, 1989.

William L. Sisemore
 William L. Sisemore
 Attorney for George T. Bryant
 and Diana R. Bryant

15
 16
 17 Subscribed and Sworn to before me this 18 day of April, 1989.

William L. Sisemore
 Notary Public for Oregon

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 20
 21 My Commission Expires: 8-2-91

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

LEGAL NOTICE #654

TRUSTEES SALE-MC DONALD

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:

APRIL 28, 1989

MAY 5, 1989

MAY 12, 1989

MAY 19, 1989

Total Cost: \$133.28

Deanna Azevedo

Subscribed and sworn to before me this 19
day of MAY 1989

[Signature]
Notary Public of Oregon

My commission expires 1992

(COPY OF NOTICE TO BE PASTED HERE)

Reference is made to that Trust Deed wherein
Vern H. McDonald, is Grantor; William L.
Sisemore, is Trustee; and George T. Bryant and
Diana R. Bryant, husband and wife, is
Beneficiary, recorded in Official/Microfilm Re-
cords, Vol. M88, Page 19461, Klamath County,
Oregon, covering the following-described real
property in Klamath County, Oregon:
Lot 7, Block 63, NICHOLS ADDITION to the City
of Klamath Falls, 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: Payments due on June 27, November
27, and December 1987; January 27, April 27,
May 27, June 27, 1988 and January 27, February
27, March 27, 1989; Real property taxes for the
year 1987-1988 and 1988-1989.
The sum owing on the obligation secured by the
trust deed is: \$11,716.80 plus interest from
December 3, 1988; 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
86.72 to 86.725.
The property will be sold as provided by law on
August 22, 1989, at 10:00 o'clock a.m. based on
standard of time established by ORS 187.110 at
540 Main St., 97601, 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 last set for sale.
Dated: April 14, 1989.
William L. Sisemore, Successor Trustee
1684 Apr. 28, May 8, 12, 19, 1989.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

William L. Sisemore

on this 21st day of Aug. A.D. 19 89
at 3:40 o'clock P M. and duly recorded
in Vol. M89 of Mortgages Page 15554.

Evelyn Biehn County Clerk
By Deanne Mulender

Deputy.

Fee, \$38.00