

5779

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

Reference is made to that Trust Deed wherein OWEN E. MOORE and YVONNE I. MOORE

WILLIAM L. SISEMORE, is Grantor;  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M83, Page 8680 Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

The N $\frac{1}{2}$  of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 8, Township 39 South,  
Range 8 East of the Willamette Meridian, 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:  
\$1,521.00 due November 5, 1988 and December 5, 1988; \$1,745.00 due  
January 5, 1989, and a like amount due on the 5th day of each  
month thereafter.

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

\$142,495.29, plus interest from October 1, 1988, at the rate of  
11% per annum, plus late charges,

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 September 29, 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 May 26, 19 89, William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath  
The foregoing was acknowledged before me on May 26, 19 89 by William L. Sisemore

Farvey 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 \_\_\_\_\_, 19 \_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_m.  
and recorded in \_\_\_\_\_ page \_\_\_\_\_ of mortgages.

County Clerk by \_\_\_\_\_, Deputy

After recording return to:

89 SEP 29 AM 9 36

18352

35

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 #803

## NOTICE OF DEFAULT

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: \_\_\_\_\_

**JUNE 7, 1989**

**JUNE 14, 1989**

JUNE 21, 1989

JUNE 28, 1989

Total Cost: \$141.46

Deanna L. Guedes

Subscribed and sworn to before me this 28TH  
day of JUNE 1989

100

**Notary Public of Oregon**

My commission expires 12/15/55 1955

**(COPY OF NOTICE TO BE PASTED HERE)**

[illegible]

AMENDED  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
STATE OF OREGON, County of Klamath, ss:

18353

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  
Owen E. Moore  
Yvonne I. Moore  
Klamath County Revolving Loan Fund  
Chief, Special Procedures Section  
District Director of Internal Revenue

ADDRESS  
4429 El Cerrito, Klamath Falls, OR 97603  
4429 El Cerrito, Klamath Falls, OR 97603  
c/c Klamath County Clerk  
316 Main St., Klamath Falls, OR 97601  
1220 S. W. 3rd, Portland, OR 97204

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 May 26, 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.

William L. Sisemore

Subscribed and sworn to before me this 26th

day of May, 1989

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

Public Notice: 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 CUM  
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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_  
Deputy



18354

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

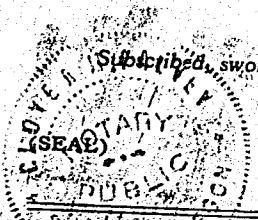
County of Klamath } ss.

I, William L. Sisemore  
being first duly sworn, depose, say and certify that:  
I am the Owen E. Moore and Yvonne I. Moore trustee in that certain trust deed executed and delivered by  
to William L. Sisemore as grantor  
in which Klamath First Federal Savings and Loan Association as trustee,  
is beneficiary, recorded on June 6, 19 83, in the mortgage records of Klamath  
County, Oregon, in book/reel/volume No. M83, at page 8680 ~~—or as fee/tile/instrument/microfilm/recep-~~  
tion No. (indicate which), covering the following described real property situated in said county:

The N $\frac{1}{2}$  of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 8, Township 39  
South, Range 8 East of the Willamette Meridian,  
Klamath County, Oregon.

I hereby certify that on May 26, 1989, 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 26th day of May, 1989

Glen M. Foley  
Notary Public for Oregon

My Commission expires: 2-5-93

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO  
William L. Sisemore  
540 Main St.,  
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/tile/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

AMENDED  
NOTICE OF NONJUDICIAL SALE

18355

RE OWEN E. MOORE and YVONNE I. MOORE  
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: \* The N $\frac{1}{2}$  of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.belonging to the above named taxpayer(s), and the following information is given with respect thereto:  
1. The proposed sale will be held at 540 Main St., #301, Klamath Falls, Oregon

the following terms Cash on Sept. 29, 19 89, at 10:00 o'clock A.M., on

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 142,495.29
Interest to date of sale	\$ 15,075.00
Legal fees	\$ 700.00
Selling costs	\$ 220.00
Other:	\$

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien: ; Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

\*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

William L. Sisemore

NAME

540 Main St., #301

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: May 26, 19 89

## AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath } ss.  
I, William L. Sisemore

sworn, depose and say: That on May 26, 1989, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 S.W. 3rd, Portland, OR 97204, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon, May 26, 1989, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this

27th

day of

September

19 89

Notary Public for Oregon

My commission expires: 8/2/91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 29th day of Sept. A.D., 19 89 at 9:36 o'clock A.M., and duly recorded in Vol. M89 of Mortgages on Page 18351

FEE \$28.00

Evelyn Biehn - County Clerk

By