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

Vol. m89 Page 19236  
Vol. m90 Page 2690

Reference is made to that Trust Deed wherein Ray L. Nesberg and Karen G. Nesberg

William Ganong, Jr., Is Grantor;  
First Federal Savings and Loan Association of Klamath Falls, Oregon, Is Trustee; and  
recorded in Official/Microfilm Records, Vol. M77, Page 9944, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Lot 11 in Block 7 of Stewart, 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:

Monthly payment of \$128.00 due April 25, 1989, and monthly thereafter together with  
late charges.

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

\$10,686.18, plus interest at the rate of 8.750% per annum from September 1, 1989.

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 February 9, 19 90, at 10:15 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: October 11, 1989.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on October 11, 19 89 by

William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1989

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on October 11, 19 89 at 11:01 o'clock A.m.

and recorded in M89 page 19236 of mortgages.

Lyn Biehn County Clerk by Rauline Muelendore, Deputy

After recording return to: Fee \$8.00

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

INDEXED  
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## SHERIFF'S RETURN OF SERVICE

2691

STATE OF OREGON )

) ss.

County of Klamath )

Court Case No. \_\_\_\_\_

Sheriff's Case No. 89-3327I hereby certify that I received on October 11, 1989 the within:

- ( ) 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

(x) trustee'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALEfor service on the within named: OCCUPANTS, 4318 Douglas, Klamath Falls, OR(X) SERVED DON HUARD personally and in person.  
at 4318 Douglas, Klamath Falls, OR( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_,  
a person over the age of fourteen years, who resides at the place of abode of the within named, at said  
abode: \_\_\_\_\_( ) 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: October 12, 1989 9:38 a.m.Carl R. Burkhart, Sheriff  
Klamath County, OregonBy 

Deputy

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

**2692**

**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	ADDRESS
Carter-Jones Collection Service, Inc.	1143 Pine St Klamath Falls, Or. 97601
City Recorder City of Klamath Falls	500 Klamath Avenue Klamath Falls, Or. 97601
Raymond L. Nesberg	730 N. 11th St., Klamath Falls, OR
Karen G. Nesberg	730 N. 11th St. Klamath Falls, Or

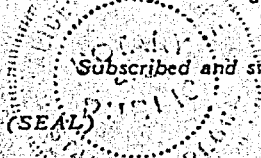
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 October 11, 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 11th day of October, 1989



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

\* 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**

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

DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES 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



# 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

LEGAL #1127

TRUSTEE'S NOTICE

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

( 4 insertions) in the following issues:       

OCTOBER 20, 1989

OCTOBER 27, 1989

NOVEMBER 3, 1989

NOVEMBER 10, 1989

Total Cost: \$136.00

Deanna Azevedo

Subscribed and sworn to before me this 10TH

day of NOVEMBER 19 89

John D. Beck  
Notary Public of Oregon

My commission expires Jan 15 1990

(COPY OF NOTICE TO BE PASTED HERE)

**TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE**  
Reference is made to that Trust Deed wherein Ray L. Nesbitt and Karen G. Nesbitt, 1st Grantor, William G. Nesbitt, 1st, is Trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, is Beneficiary, recorded in Official/Microfilm Records, Vol. M77, Page 914, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:  
Lot 11 in Block 7 of Stewart, 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: Monthly payment of \$128.00 due April 25, 1989, and monthly thereafter together with late charges.  
The sum owing on the obligation secured by the trust deed is: \$10,666.18, plus interest at the rate of 8.750% per annum from September 1, 1989, 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 86.703 to 86.795.  
The property will be sold as provided by law on February 9, 1990, at 10:15 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: October 11, 1989  
By: William L. Sisemore, Trustee  
Successor Trustee  
#1127 Oct. 20, 27, Nov. 3, 10, 1989

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

William L. Sisemore

on this 9th day of Feb. A.D., 19 90  
at 11:09 o'clock AM. and duly recorded  
in Vol. M90 of Mortgages Page 2690

Evelyn Biehn, County Clerk  
By Debbie Muslemaker

Deputy.

Fee, \$23.00