

6676
11782

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

Vol. m89 Page 19981
Vol. m90 Page 3707

Reference is made to that Trust Deed wherein HAROLD J. MANNING and JUANITA J. MANNING, husband and wife; and JOSEPH F. BRADY and VELMAGENE BRADY, husband and wife, is Grantor; WILLIAM L. SISEMORE is Trustee; and C. & R. PROPERTIES, a co-partnership consisting of Lawrence S. Caldwell and Helen Rookstool, is Beneficiary, recorded in Official/Microfilm Records, Vol. M86, Page 15637 Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon: (by instrument recorded Feb. 13, 1987, in Vol. M87 at page 2417, Mortgage Records of Klamath County, Oregon, Lawrence S. Caldwell assigned his interest in said trust deed to Helen Rookstool)

Lots 19 and 20, Block 28, Second 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:

\$100.00 due July 5, 1989, and a like payment due on the 5th day of each month thereafter.

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

\$8,515.68, plus interest at the rate of \$2.33 per day from September 6, 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 27, 19 90, at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at Room 301, 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 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: 11 Feb, October 19, 19 89.

William L. Sisemore, Trustee

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

Carol Ann Foley 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 October 19th, 19 89 at 3:44 o'clock P.m.
and recorded in M89 page 19981 of mortgages.

Evelyn Biehn, County Clerk by Queline Mueller, Deputy

Fee: \$8.00
After recording return to

William L. Sisemore
540 Main Street
Klamath Falls, OR 97601

INDEXED
D-1

SHERIFF'S RETURN OF SERVICE

3708

STATE OF OREGON)
COUNTY OF KLAMATH)

COURT CASE NO
SHERIFF'S CASE NO 89 3465
DATE RECEIVED FOR SERVICE 10/20/89

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
YVONNE MEYER

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

YVONNE MEYER
WAS SERVED PERSONALLY AND IN PERSON AT
1827 WORDEN KLAMATH FALLS OR 97601
ON OCTOBER 23, 1989 AT 1:07 PM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

BY


MOCABEE

State of Oregon)

Klamath County)

ss.

AFFIDAVIT OF NON-OCCUPANCY

I hereby certify that I received a Trustee's Notice of Default and Election to Sell and of Sale on 10-20-89, for the property commonly described as:

1829 Worden, Klamath Falls, OR

I personally inspected the property on 10-23-89 and found it to be unoccupied.

By 
Deputy

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

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 #1152

KL FIRST FED.

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: _____

11-7-89

11-14-89

11-21-89

11-28-89

Total Cost: \$152.32

Deanna Azevedo

Subscribed and sworn to before me this 28TH

day of NOVEMBER, 19 89

Lita Buck
Notary Public of Oregon

My commission expires June 15, 1990

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL LAND OF SALE
Reference is made to that Trust Deed wherein
HAROLD J. MANNING and JUANITA J.
MANNING, husband and wife, and JOSEPH F.
BRADY and VELMAGENE BRADY, husband

and wife, is Grantor, WILLIAM L. SISEMORE
is Trustee; and C & R PROPERTIES, a co-partnership consisting of Lawrence S. Caldwell and Helen Rookstool, is Beneficiary, recorded in Official/Microfilm Records, Vol. M85, Page 15637, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: (by Instrument recorded Feb. 13, 1987, in Vol. M87 at page 2417, Mortgage Records of Klamath County, Oregon; Lawrence S. Caldwell assigned his interest in said trust deed to Helen Rookstool) Lots 19 and 20, Block 28, Second 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: \$100.00 due July 3, 1989, and a like amount due on the 3rd day of each month thereafter.
The sum owing on the obligation secured by the trust deed is: \$8,515.68, plus interest at the rate

of \$2.33 per day from September 6, 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 27, 1990, at 10:00 o'clock a.m., based on standard of time established by ORS 187.110 at Room 301, 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 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 19, 1989
William L. Sisemore, Trustee
71152 Nov 7 14 21 28 1989

NOTICE OF NONJUDICIAL SALE

3711

RE HAROLD J. MANNING and JUANITA J. MANNING, his wife, and States Efficiencies Homes
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.*

Lots 19 and 20, Block 28, Second 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.
(1827-1929 Worden St., Klamath Falls, OR)

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at Room 301, 540 Main St., Klamath Falls, Oregon
the following terms CASH on Feb. 27, 1990, 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	\$ 8,515.68
Interest to date of sale	\$ 407.75
Legal fees	\$ 700.00
Selling costs	\$ 353.00
Other: TAXES	\$ 2,756.77

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.

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: October 19, 1989

AFFIDAVIT OF MAILING

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

sworn, depose and say: That on October 20, 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 on October 19, 1989, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 20th day of

October

1989

(SEAL)

Notary Public for Oregon

My commission expires: 2-5-93

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated

By

Title:

NOTE—If signed acknowledgement is requested, submit in duplicate.

STATE OF OREGON, County of KLAMATH
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

I, William L. Sisemore, ss:

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
Harold J. Manning
Juanita J. Manning
Joseph F. Brady
Velmagene Brady

ADDRESS
9106 Maple Dr., Pasco, Wash. 99301
9106 Maple Dr., Pasco, Wash. 99301
9106 Maple Dr., Pasco, Wash. 99301
9106 Maple Dr., Pasco, Wash. 99301

1220 S. W. 3rd,
Portland, OR 97204

Chief, Special Procedures
Section, District Director of
Internal Revenue

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 20, 1989. With respect to each person listed above, one such notice was mailed with a proper form to request and obtain a return receipt and postage indicated, and another such notice was mailed to accomplish the same. Each of said notices was mailed after the notice of default thereon in the amount sufficient 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 20th day of October, 1989.

(SEAL)

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

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

TO

Grantor

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 COUN-
TIES WHERE
VALID

STATE OF OREGON,
County of KLAMATH, ss:
I certify that the within instrument
was received for record on the 20th day
of October, 1989, at 10 o'clock A.M., and recorded
in book/reel/volume No. on
page or as lec./file/instru-
ment/microfilm/reception No.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

By William L. Sisemore Deputy

NOTICE OF SUBSTITUTE SERVICE

TO: Clinton Meyer

You are hereby notified that you have been served with:
Summons and Complaint in Case entitled

XXX Trustee's Notice of Default and Election to Sell and of Sale of that Trust Deed wherein Harold J. Manning and Juanita J. Manning, his wife, and Joseph F. Brady and Velmagene Brady, his wife, Trustee, and C & R Properties, a Grantor, to William L. Sisemore, is Beneficiary, sisting of Lawrence S. Caldwell & Helen Rookstool, recorded in the Mortgage Records of Klamath County, Oregon, Vol. M- H6, Page or Document No. 15637, certified copy of which is attached hereto.

By Substitute Service on Yvonne Meyer a person over the age of 14 years of age who resides at your place of abode on October 23, 1989, at 1:07 o'clock P.m. at 1827 Worden St., Klamath Falls, Oregon.

William L. Sisemore
Attorney for Plaintiff(s)/Trustee

STATE OF OREGON)
County of Klamath) SS

I, William L. Sisemore, certify that I am attorney for Plaintiff(s)/ Trustee. I served a copy of Complaint and Summons/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 Clinton Meyer, 1827 Worden St., Klamath Falls, Oregon 97601 with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on Oct. 26, 1989.

William L. Sisemore
Attorney for Beneficiary

Subscribed and Sworn to before me this 26th day of October, 1989.

Carol M. Fairley
Notary Public for Oregon

(SEAL)
My Commission Expires: 2-5-93

CLERK OF COURT
24
25
26
L. SISEMORE
Notary at Law
Main Street
KLAMATH FALLS, ORE.
97601
5082-7229
P. 4701335

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
COUNTY OF KLAMATH)

COURT CASE NO 89 3465
SHERIFF'S CASE NO
DATE RECEIVED FOR SERVICE 10/20/89

3714

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
CLINTON MEYER

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

CLINTON MEYER
WAS SERVED BY LEAVING A TRUE COPY WITH
YVONNE MEYER
AT 1827 WORDEN KLAMATH FALLS OR 97601
A PERSON OVER THE AGE OF FOURTEEN YEARS WHO
RESIDES AT THE PLACE OF ABODE OF THE WITHIN NAMED
ON OCTOBER 23, 1989 AT 1:07 PM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

BY *[Signature]*
MOCA BEE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore
of Feb. A.D. 19 90 at 2:15 o'clock PM. and duly recorded in Vol. M90 day
of Mortgages
FEE \$43.00
on Page 3707
By Evelyn Biehn County Clerk
By *[Signature]*