

13327

8692

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

Vol. 790 Page 6499

Vol. 789 Page 23528

Reference is made to that Trust Deed wherein TERRY L. LING and THERESA M. LING, husband and wife, is Grantor;
William L. Sisemore, is Trustee; and
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M86, Page 1176 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lots 8 and 9 in Block 2 of Mills 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:

\$611.84 due July 10, 1989, and a like amount due monthly thereafter,
 plus late charges.

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

\$60,581.70, plus interest at the rate of 8.375% 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 April 16, 19 90, 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: December 5, 19 89.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on December 5, 19 89 by William L. Sisemore,
William L. Sisemore

Notary Public for Oregon — My Commission Expires: August 2, 19 91

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on December 5, 19 89 at 2:32 o'clock P.m.
 and recorded in M89 page 23528 of mortgages.

Evelyn Biehn County Clerk by

Bernetha J. Fitch, Deputy

After recording return to:

Fee \$8.00

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



INDEXED

89 DEC 5 PM 2 32

90 APR 9 PM 3 30

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
COUNTY OF KLAMATH)

COURTCASE NO
SHERIFF'S CASE NO 89 3960
DATE RECEIVED FOR SERVICE 12/05/89

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
TERRY L LING

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

TERRY L LING
WAS SERVED PERSONALLY AND IN PERSON AT
2703 DARROW KLAMATH FALLS OR 97601
ON DECEMBER 7, 1989 AT 3:42 PM

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

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

BY 
MOCABEE

6501

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
COUNTY OF KLAMATH)

COURT CASE NO
SHERIFF'S CASE NO 89 3960
DATE RECEIVED FOR SERVICE 12/05/89

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
THERESA M LING

THE WITHIN:
TRUSTEE'S NOTICE OF SALE

THERESA M LING
WAS SERVED PERSONALLY AND IN PERSON AT
2703 DARROW KLAMATH FALLS OR 97601
ON DECEMBER 7, 1989 AT 0:42 PM

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

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

BY

MOCABEE

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 #1227

LING

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:

DEC. 15, 1989

DEC. 22, 1989

DEC. 19, 1989

JAN. 5, 1990

Total Cost: \$133.28

Deanna Azevedo

Subscribed and sworn to before me this 5TH

day of JANUARY

1990

John D. Baker
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
TERRY L. LING and THERESA M. LING, hus-
band and wife, is Grantor; William L. Sisamore,
is Trustee; and KLAMATH FIRST FEDERAL
SAVINGS AND LOAN ASSOCIATION, is
Beneficiary, recorded in Official/Microfilm Re-
cords, Vol. 186, Page 1176, Klamath County,
Oregon, covering the following-described real
property in Klamath County, Oregon:
Lots 8 and 9 in Block 2 of Mills Gardens, accord-
ing 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: \$611.84 due July 10, 1989, and a like
amount due monthly thereafter, plus late
charges.

The sum owing on the obligation secured by the
trust deed is: \$60,581.70, plus interest at the rate
of 8.375% 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 prop-
erty to satisfy the obligation pursuant to ORS
86.705 to 86.795.

The property will be sold as provided by law on
April 16, 1990, 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 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: December 5, 1989
William L. Sisamore, Trustee
#1227 Dec. 15, 22, 19, 1989, Jan. 5, 1990



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

6503

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:

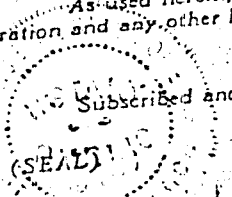
NAME Highland Community Federal Credit Union

ADDRESS 3737 Shasta Way
Klamath Falls, OR 97603

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 December 5, 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 5th day of December, 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.
Klamath Falls, OR 97601

DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

Fee \$28.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of April, 1990, at 3:30 o'clock P.M., and recorded in book/reel/volume No. M90 page 6499 or as fee/life/instrument/microfilm/reception No. 13327 Record of Mortgages of said County. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Pauline Mueller Deputy