

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

Reference is made to that Trust Deed wherein David W. Cobb and Deborah J. Cobb, husband and wife, is Grantor; Aspen Title & Escrow, Inc., is Trustee; and Larry Mitchell, Garrison E. Mitchell (Garrison C. Mitchell) & Emma M. Mitchell, is Beneficiary, recorded in Official/Microfilm Records, Vol. M89, Page 6740, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 3 and 4, Block 9, KLAMATH LAKE ADDITION, in the County of Klamath, State of 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:
May 1, 1990, instalment of \$338.60 plus a like amount due monthly thereafter,
together with late charges and interest at the rate of 17% per annum from March 6, 1990, plus 1989-90 real property taxes in the amount of \$104.36.

The sum owing on the obligation secured by the trust deed is:
\$21,681.75 plus interest & 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 January 28, 19 91, 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: Sept. 18, 19 90.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on September 18, 19 90 by William L. Sisemore, ss

[Signature] Notary Public for Oregon — My Commission Expires: Aug 2, 1991

Certified to be a true copy.

Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on September 18, 19 90 at 2:30 o'clock P.m. and recorded in M90 page 18747 of mortgages.

Evelyn Biehn

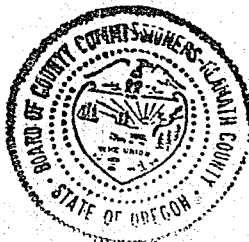
County Clerk by

Pauline Muldrow, Deputy

Fee \$13.00

After recording return to:

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601



INDEXED
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SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 903271-01
Received for Service 09/19/90

I hereby certify that I received for service on
SERVE OCCUPANTS

the within:

TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

CAROL SPEARS
was served personally and in person at
326 TORREY ST
KLAMATH FALLS , OR on 09/20/90 at 07:03 hours.

All search and service was made within Klamath County,
State of Oregon.

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By 
McCABEE, NORMAN

Copy To:

SISEMORE
540 MAIN
KLAMATH FALLS

, WILLIAM

L

OR 97601

ON

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

1720

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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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

State of Oregon ExRel County of Yuba
c/o Dept. of Justice
Support Enforcement Division

32 W. 6th St.
Medford, OR 97501-2781

City of Klamath Falls

500 Klamath Ave., Klamath Falls, OR
97601

David W. Cobb
Deborah J. Cobb

P.O. Box 891, Klamath Falls, OR 97601
P.O. Box 891, 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 86.785.*

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 September 18, 1990. 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 18th day of September, 1990.

Allen J. 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
WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
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/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

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 #2052

TRUSTEE'S NOTICE OF DEFAULT AND ELEC-
TION TO SELL.

LARRY MITCHELL, GARRISON MITCHELL,

EMMA MITCHELL, DAVID CORB
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: _____

SEPTEMBER 25, 1990

OCTOBER 2, 1990

OCTOBER 9, 1990

OCTOBER 16, 1990

Total Cost: \$141.00

Deanna Azevedo

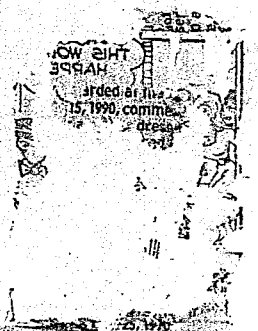
Subscribed and sworn to before me this 16TH

day of OCTOBER 19 90

John W. S.
Notary Public of Oregon

My commission expires Jan 1994

(COPY OF NOTICE TO BE PASTED HERE)



TRUSTEE'S NOTICE OF DE. ULT
AND ELECTION TO SELL AND OF SALE
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and wife, is Grantor; Aspen Title & Escrow, Inc.,
is Trustee; and Larry Mitchell, Garrison E.
Mitchell (Garrison C. Mitchell) & Emma M.
Mitchell, is Beneficiary; recorded in Official/
Microfilm Records, Vol. M89, Page 6740,
Klamath County, Oregon, covering the follow-
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Oregon: Lots 3 and 4, Block 9, KLAMATH LAKE
ADDITION, in the County of Klamath, State of
Oregon.
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following: May 1, 1990, installment of \$338.60
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together with late charges and interest at the
rate of 17% per annum from March 6, 1990, plus
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Beneficiary has and does elect to sell the prop-
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86.705 to 86.795.
The property will be sold as provided by law on
January 28, 1991, 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 occur-
red, together with costs, trustee's and attor-
ney'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: Sept. 16, 1990.
William L. Sisemore, Successor Trustee
#2052 Sept. 25, Oct. 2, 9, 16, 1990

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Wm. L. Sisemore
on this 28th day of Jan. A.D., 19 91
at 10:42 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 1718.
Evelyn Biehn County Clerk
By Deanna Azevedo
Deputy.

Fee, \$23.00