

"AMENDED"

826915

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

Vol. m91 Page 4561

Reference is made to that Trust Deed wherein Robert M. Dean and Kimberly A. Dean, husband & wife, is Grantor;
Mountain Title Company of Klamath County, is Trustee; and
Richard M. Kowalis and Betty Jean Kowalis, husband and wife, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M88, Page 11253, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

(see reverse side for legal description)

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:
Instalment due 1/15/90, 2/15/90, 3/15/90 in the amount of \$1,150.00, and
failure to make payment due 4/15/90 in the amount of \$730.00, and a like
payment on the 15th day of each month thereafter and failure to pay the real
property taxes for the years 1989-90 together with real property taxes for the
year 1988-89.

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

\$84,685.27 plus interest at the rate 9% per annum from 7/18/90

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 25, 1991, at 10:30 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 22, 1990.

William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on October 22, 1990 by William L. Sisemore

Harry L. Sisemore Notary Public for Oregon — My Commission Expires: 8/2, 1991

Certified to be a true copy:

Attorney for Trustee

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

PARCEL 1:

NOTICE OF SALE AND

4562

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inured thereto, and the Southerly 40 feet of Lots 1, 2, 3, and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 002CB 03200 (portion)
3909 002CB 03400

PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said Lots, which inured thereto.

Tax Account No: 3909 002CB 03100

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 002CB 03200 (portion)

061-0-999-0000 A

WILLIAM J. EISENBERG
Attorney at Law
840 Main Street
Klamath Falls, OR 97601

"AMENDED"
AFFIDAVIT OF MAILING/TRUSTEE'S NOTICE OF SALE

4563

STATE OF OREGON, County of Klamath, ss:

I, William L. Sisemore

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

Kimberly A. Dean

4128-A Fir St., SW
Tacoma, WA 98439

Robert M. Dean

4128-A Fir St., SW
Tacoma, WA 98439

CP National Corp.

1011 Main St.,
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

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 22, 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.

William L. Sisemore
Subscribed and sworn to before me this 22nd day of October, 1990.

(SEAL)

Queen 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

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 #2101

TRUSTEE'S NOTICE OF DEFAULT

KOWALIS/DEAN

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 12, 1990

OCTOBER 19, 1990

OCTOBER 26, 1990

NOVEMBER 2, 1990

Total Cost: \$223.04

Deanna Azevedo

Subscribed and sworn to before me this 2ND

day of NOVEMBER 19 90

Notary Public of Oregon

My commission expires Nov 22 1990

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL (ERE) AND OF SALE

Reference is made to that Trust Deed wherein Robert M. Dean and Kimberly A. Dean, husband & wife, is Grantor; Mountain Title Company of Klamath County, is Trustee; and Richard M. Kowalis and Betty Jean Kowalis, husband and wife, is Beneficiary, recorded in Official/Microfilm Records, Vol. M88, Page 11253, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive; Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inured thereto; and the Southerly 40 feet of Lots 1, 2, 3 and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK; according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No: 3909 002CB 03200 (portion)
3909 002CB 03400

PARCEL 2:

The North 100 feet of Lots 1 and 2, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street, lying adjacent to said lots, which inured thereto.
Tax Account No: 3909 002CB 03100

PARCEL 3:

The Southerly 43 feet of the Northerly 100 feet of Lots 3 and 4, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No: 3909 002CB 03200 (portion)

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: Installment due 1/15/90, 2/15/90, 3/15/90 in the amount of \$1,50.00; and failure to make payment due 4/15/90 in the amount of \$730.00, and a like payment on the 15th day of each month thereafter and failure to pay the real property taxes for the years 1989-90 together with real property taxes for the year 1988-89.

The sum owing on the obligation secured by the trust deed is: \$84,485.27 plus interest at the rate of 9% per annum from 7/18/90 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 13, 1991, at 10:30 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 3, 1990.

/s/ William L. Sisemore, Trustee

#2101 Oct. 12, 19, 26; Nov. 2, 1990

Oct 3 3 39 PM '90

4565

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

Reference is made to that Trust Deed wherein Robert M. Dean and Kimberly A. Dean, husband & wife
Mountain Title Company of Klamath County is Grantor;
Richard M. Kowalis and Betty Jean Kowalis, husband and wife is Trustee; and
recorded in Official/Microfilm Records, Vol. M88, Page 11253 Klamath County, Oregon,
covering the following-described real property in: Klamath County, Oregon:

(see reverse side for legal description)

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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 3, 19 90.

William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on October 3, 19 90 by William L. Sisemore

William L. Sisemore

Notary Public for Oregon — My Commission Expires: 8/2, 1991

Certified to be a true copy:

William L. Sisemore
Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on October 3, 19 90 at 3:18 o'clock P.m.
and recorded in M90 page 2002 of mortgages.

Klamath County Clerk by Pauline Hallenore, Deputy

After recording return to:

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

TRUSTEE'S NOTICE OF DEED
PARCEL 1:

The North 57 feet of Lots 3 thru 6 inclusive, Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Cannon Street lying adjacent to said lots which inured thereto, and the Southerly 40 feet of Lots 1, 2, 3, and 4 and the Southerly 83 feet of Lots 5 and 6, all in Block 8 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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Tax Account No: 3909 002CB 03100

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Tax Account No: 3909 002CB 03200 (portion)

061-0-999-0000 A

WILLIAM J. HANLEY
COUNTY CLERK
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT
CLERK OF DISTRICT COURT

SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 903480-01
Received for Service 10/03/90

I hereby certify that I received for service on
RANDY J DEAN

the within:

TRUSTEE'S NOTICE OF DEFAULT-SALE/ELECTION TO SELL

See attached page if Other Process Served if marked []

RANDY J DEAN
was served personally and in person at
2510 1/2 GETTLE
KLAMATH FALLS , OR on 10/08/90 at 07:38 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
MOCABEE, NORMAN

Copy To:

SISEMORE
540 MAIN
KLAMATH FALLS

, WILLIAM L
OR 97601

SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 903480-02
Received for Service 10/03/90

I hereby certify that I received for service on
TOM E GRIMSTED

the within:

TRUSTEE'S NOTICE OF DEFAULT-SALE/ELECTION TO SELL

See attached page if Other Process Served if marked []

TOM GRIMSTED
was served personally and in person at
2510 GETTLE
KLAMATH FALLS , OR on 10/08/90 at 11:46 hours.

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

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By 
MOCALEE, NORMAN

Copy To:

SISEMORE , WILLIAM L
540 MAIN
KLAMATH FALLS OR 97601

SHERIFF'S RETURN OF SERVICE

State of Oregon) Court Case No.
 County of Klamath) Sheriff's Case No. 903480-03
 Received for Service 10/03/90

I hereby certify that I received for service on
 ARLIE E AYERS

the within:

TRUSTEE'S NOTICE OF DEFAULT-SALE/ELECTION TO SELL

See attached page if Other Process Served if marked []

ARLIE AYERS
 was served personally and in person at
 2504 GETTLE
 KLAMATH FALLS , OR on 10/08/90 at 07:20 hours.

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

Carl R. Burkhardt, Sheriff
 Klamath County, Oregon

By 
 MOCABEE, MORMAN

Copy To:

SIEMORE , WILLIAM L
 540 MAIN
 KLAMATH FALLS OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 13th day
 of March A.D., 19 91 at 4:30 o'clock P.M., and duly recorded in Vol. M91,
 of Mortgages on Page 4561.

FEE \$48.00

Evelyn Biehn County Clerk

By 