

24112

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

Vol. m90 Page 25463

29151

Vol. m91 Page 8661Reference is made to that Trust Deed wherein Bruce P. Yost

is Grantor;
Mountain Title Company of Klamath County, is Trustee; and
James F. Inman, III and Claudette Suzanne Inman, husband & wife, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M89, Page 17747 Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

The Easterly 74 feet of the East 138 feet of Lot 1 in Bloc k 3, Second Addition to
 Altamont Acres, according to the official plat thereof on file in the office of
 the County Clerk of Klamath County, Oregon.
 EXCEPTING THEREFROM the Northerly 5 feet conveyed to Klamath County in Deed Volume
 290 page 608, Deed records of Klamath County, Oregon .
 ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road
 purposes in Volume 362 page 563, Deed records of Klamath County, Oregon.

39 No action is pending to recover any part of the debt secured by the trust deed.

AM 10 The obligation secured by the trust deed is in default because the grantor has failed to pay the following:
 Instalment of \$282.81 due May 1, 1990, and monthly thereafter, plus interest at the rate
 of 10% per annum from April 30, 1990, plus real property taxes for the year 1989-90
 in the amount of \$522.12; 1990-91 in the amount of \$848.89.

DEC 27 The sum owing on the obligation secured by the trust deed is:
 \$23,388.36 plus interest at the rate of 10% per annum from April 30, 1990.

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.

PM 2 07 The property will be sold as provided by law on May 8, 19 91, 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: December 28, 19 90.

William L. Sisemore, Trustee
 Successor Trustee

STATE OF OREGON, County of Klamath ss
 The foregoing was acknowledged before me on December 27th, 1990 by William L. Sisemore

Carol M. Falvey 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 December 27th, 1990 at 10:39 o'clock A.m.
 and recorded in M90 page 25463 of mortgages.

Evelyn Biehn, Klamath County Clerk by Pauline Muelendore, Deputy

Fee \$8.00
 After recording return to:

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

INDEXED
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Affidavit of Publication

8662

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 #2295

TRUSTEES NOTICE OF DEFAULT/INMAN

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:

JANUARY 3, 1991

JANUARY 10, 1991

JANUARY 17, 1991

JANUARY 24, 1991

Total Cost: \$163.20

Subscribed and sworn to before me this 24TH
day of JANUARY, 1991

[Signature]
Notary Public of Oregon
My commission expires Jan 15 1994

**TRUSTEES NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**
Reference is made to that Trust Deed wherein
dated May 1, 1990, by Grantor, Mountain Title Com-
pany, Klamath County, is Trustee, and James
Inman, III and Claudette Suzanne Inman,
Husband and wife, is Beneficiary, recorded in
Official Public Records, Vol. 188, Page
17747, Klamath County, Oregon, covering the
following described real property in Klamath
County, Oregon: The Easery 74 feet of the East
198 feet of Lot 1 in Block 3, Second Addition to
Attachment Acres, according to the official plat
thereof on file in the office of the County Clerk,
Klamath County, Oregon.
EXCEPTING THEREFROM the Northerly 5
feet conveyed to Klamath County in Deed Vol-
ume 250, page 608, Deed records of Klamath
County, Oregon.
ALSO EXCEPTING THEREFROM the Easery
5 feet conveyed to Klamath County for road pur-
poses in Volume 302, page 563, Deed records of
Klamath County, Oregon.
The 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 of \$282.81 due May 1, 1990,
and monthly thereafter, plus interest at the rate
of 10% per annum from April 30, 1990, plus real
property taxes for the year 1989-90 in the amount
of \$522.37, 1990-91 in the amount of \$248.87.
The sum owing on the obligation secured by the
Trust Deed is: \$23,308.34 plus interest at the rate
of 10% per annum from April 30, 1990, plus trust-
ee'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 86.725.
The property will be sold as provided by law on
May 8, 1991, at 10:15 o'clock a.m. based on stan-
dard 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 oc-
curred, together with costs, trustee's and at-
torney's fees, and by curing any other default
complained of in this notice, at any time prior to
five days before the date set for sale.
Dated at Klamath Falls, Oregon, this 17th day of January, 1991.
William L. Stuenkel, Trustee

ON

8663

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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
Bruce P. Yost	1101 Hanks St., Klamath Falls, OR 97601 and P.O. Box 547 Lafayette, OR 97127
Gabrielle Carroll Yost	P.O. Box 547, Lafayette, OR 97127

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 27, 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 27 day of December, 1990.

(SEAL)

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

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

DO NOT USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUNTIES
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 _____ TITLE
Deputy

SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 904447-01
Received for Service 12/27/90

I hereby certify that I received for service on
OCCUPANTS

the within:

TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

ROCKY STACY
was served personally and in person at
3532 BRISTOL AVE
KLAMATH FALLS , OR on 12/28/90 at 08:15 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 

MOBABEE, NORMAN

Copy To:

SISEMORE
540 MAIN
KLAMATH FALLS

, WILLIAM

L

OR 97601

8665

SHERIFF'S RETURN OF SERVICE

State of Oregon) Court Case No.
County of Klamath) Sheriff's Case No. 904447-02
Received for Service 12/27/90

I hereby certify that I received for service on
OCCUPANTS

the within:

TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

TROY L GUY
was served personally and in person at
4206 BISBEE
KLAMATH FALLS , OR on 12/28/90 at 08:17 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
MODABEE, NORMAN

Copy To:

SISEMORE , 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 8th day
of May A.D., 19 91 at 2:07 o'clock PM., and duly recorded in Vol. M91
of Mortgages on Page 8661

FEE \$28.00

Evelyn Biehn County Clerk

By 