

27626  
33208

Vol. m91 Page 5789  
**TRUSTEE'S NOTICE OF DEFAULT**  
**AND ELECTION TO SELL AND OF SALE** Vol. m91 Page 16092

Reference is made to that Trust Deed wherein CHARLES S. KEELER and ALLANA M. KEELER, husband and wife, is Grantor; William Sisemore is Trustee; and Klamath First Federal Savings and Loan Association is Beneficiary, recorded in Official/Microfilm Records, Vol. M83, Page 8525, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 11 in Block 25 of TRACT 1113, OREGON SHORE SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: 1983 Fleetwood Weston Mobile Home, Vehicle Identification No. ORFL2AD19481995, Oregon License No. X183118.

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:

\$445.00 due October 5, 1990; 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:

\$28,065.40, plus interest and 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 August 9, 1991, 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: April 1, 1991.

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on April 1, 1991 by William L. Sisemore

William L. Sisemore Trustee  
Notary Public for Oregon — My Commission Expires: August 11 1991  
Certified to be a true copy: \_\_\_\_\_ Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on April 1, 1991 at 3:22 o'clock P.m.  
and recorded in M91 page 5789 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorlene Mulensore, Deputy

Fee \$8.00  
After recording return to:

INDEXED

D.V.I.V.

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

16093

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore

being first duly sworn, depose, say and certify that:

I am the attorney and

trustee in that certain trust deed executed and delivered by

CHARLES S. KEELER and ALLANA M. KEELER, husband and wife

as grantor

to William Sisemore

as trustee,

in which Klamath First Federal Savings and Loan Association

Klamath

is beneficiary, recorded on June 1, 19 83, in the mortgage records of

County, Oregon, in book/reel/volume No. M83, at page 8525 or as fee/file/instrument/microfilm/reception No. X.X.X.X (indicating), covering the following described real property situated in said county:

Lot 11 in Block 25 of TRACT 1113, OREGON SHORE SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: 1983 Fleetwood Weston Mobile Hime, Vehicle Identification No. ORFL2AD19481995, Oregon License No. X183118.

I hereby certify that on April 1, 19 91, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

William L. Sisemore

Trustee

Subscribed, sworn to and acknowledged before me this 1st day of April, 19 91.

Notary Public for Oregon

My Commission expires: 8/2/91

(SEAL)

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

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 COUNTIES WHERE USED

STATE OF OREGON,

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.

NAME

By

TITLE

Deputy

16094

**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

**Charles S. Keeler**

25709 N. Player  
Valencia, CA 91355

**Allana M. Keeler**

25709 N. Player  
Valencia, CA 91355

**Oregon Shores Recreational Club, Inc.**

HC 30  
Box 1301  
Chiloquin, OR 97624

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 **April 1, 1991**. 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 1 day of April, 19 91.

(SEAL)

*William L. Sisemore*  
Notary Public for Oregon. My commission expires 8-2-91

\* More than one form of this 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

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 \_\_\_\_\_ of as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

I, DEANNA AZEVEDO

being first duly sworn, depose and say  
that I am the principal clerk of the  
publisher of the HERALD & 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 #2524

NOTICE OF DEFAULT/KEELER

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:

APRIL 8, 1991

APRIL 15, 1991

APRIL 22, 1991

APRIL 29, 1991

Total Cost: \$144.16

Deanna Azevedo

Subscribed and sworn to before me this 29TH

day of APRIL 19 91

[Signature]  
Notary Public of Oregon

My commission expires Jan 15 1994

TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE  
Reference is made to that Trust Deed wherein  
CHARLES S. KEELER and ALLANA M.  
KEELER, husband and wife, is Grantor;  
William Sisemore, is Trustee; and Klamath  
First Federal Savings and Loan Association, is  
Beneficiary, recorded in Official/Microfilm Re-  
cords, Vol. M83, Page 8525, Klamath County,  
Oregon, covering the following-described real  
property in Klamath County, Oregon:  
Lot 11 in Block 25 of TRACT 1113, OREGON  
SHORE SUBDIVISION, UNIT 2, according to  
the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.  
TOGETHER WITH: 1983 Fleetwood Weston  
Mobile Home, Vehicle Identification No.  
ORFL2AD19481995, Oregon License No. X183118.  
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: \$445.00 due October 5, 1990; 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 \$28,065.40, plus interest and 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 proper-  
ty to satisfy the obligation pursuant to ORS  
86.705 to 86.795.  
The property will be sold as provided by law on  
August 9, 1991, 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 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 last set for sale.  
Dated: April 1, 1991.  
/s/ William L. Sisemore, Trustee  
#2524 April 8, 15, 22, 29, 1991

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Wm. L. Sisemore  
on this 14th day of Aug. A.D., 19 91  
at 2:10 o'clock P. M. and duly recorded  
in Vol. M91 of Mortgages Page 16092.  
Evelyn Biehn  
By Deanna Azevedo Deputy.

Fee, \$23.00