

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

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39684

39684
Reference is made to that Trust Deed wherein Harvey J. LeFever

Reference is made to that Trust Deed wherein Harvey J. Lerever, is Grantor;
William L. Sisemore, is Trustee; and
Certified Mortgage Co., an Oregon Corporation, is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M84, Page 1543, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:
 (Beneficial interest thereafter assigned by instrument recorded in Vol. M84 at page 154
 and further assigned by instrument recorded in Vol. M91 at page 1784)

Lot 13 and the South 14 feet of Lot 14, Block 7, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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

31 The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

\$192.97 due November 26, 1990, and a like amount due on the 26th day of each month thereafter.

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

2. \$5,398.11, plus interest,

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 14, 1992, at 10:00 o'clock a.m.
based on standard of time established by ORS 187.110 at Room 301, 540 Main St., 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: September 5, 19 91.

William J. Sese, Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on September 5, 1991 by William L. Sisemore

Cover, Mr. Fabrey Notary Public for Oregon — My Commission Expires: Feb. 5, 1973

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath September 6, 1991 at 2:31 o'clock P.m.
 Filed for record on _____
 and recorded in M91 page 17848 of mortgage _____

Evelyn Biehn, Klamath County Clerk by Dorlene Mulendore, Deputy

After recording return to:

Fee \$8.00

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

INDEXED
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Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, SARAH PARSONS

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 #3002

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

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 16, 23, 30, 1991

OCTOBER 7, 1991

Total Cost: \$176.80

Sarah L. Parsons

Subscribed and sworn to before me this 7TH

day of OCTOBER

91

My commission expires Jan 15 1994

Notary Public of Oregon

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

SALE
Reference is made to that Trust Deed
wherein Harvey J. LeFever, is Grantor;
William L. Sisamore, is Trustee; and
Certified Mortgage Co., an Oregon Cor-
poration, is Beneficiary, recorded in Of-
ficial/Microfilm Records, Vol. M84, Page
1543, Klamath County, Oregon, covering
the following described real property in
Klamath County, Oregon: (beneficial in-
terest thereafter assigned by Instrument
recorded in Vol. M84, at page 1545, and
further assigned by Instrument recorded
in Vol. M91 at page 17847)
Lot 13 and the South 14 feet of Lot 14,
Block 7, also in

Block 7, INDUSTRIAL ADDITION TO
THE CITY OF KLAMATH FALLS, 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 fail-
ed to pay the following: \$192.97 due
November 26, 1990, and a like amount due
on the 26th day of each month thereafter.

The sum owing on the obligation secured
by the trust deed is: \$5,398.11, plus inter-
est, 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 pur-
suant to ORS 86.705 to 86.795.

The property will be sold as provided by
law on January 14, 1992, at 10:00 o'clock
a.m. based on standard of time estab-
lished by ORS 187.110 at Room 301, 540
Main St., Klamath Falls, Klamath Coun-
ty, Oregon.

Interested persons are notified of the
right under ORS 86.753 to have this pro-
ceeding 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: September 5, 1991

/s/ William L. Sisamore, Trustee
#3002 Sept. 14, 23, 30, Oct. 7, 1991

OC

621



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

trustee in that certain trust deed executed and delivered by

Harvey J. LeFever

as grantor

to William L. Sisemore

as trustee,

in which Certified Mortgage Co., an Oregon Corporationis beneficiary, recorded on January 26, 1984, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M84, at page 1543 ~~or as fee/file/instrument/microfilm/reception~~

None (indicate which), covering the following described real property situated in said county:
 (beneficial interest thereafter assigned by instruments recorded Jan. 27, 1984 in Vol.
 M84 at page 1545, and recorded Sept. 6, 1991, in Vol. M91 at page 17847)

Lot 13 and the South 14 feet of Lot 14, Block 7, INDUSTRIAL
 ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
 State of Oregon.

I hereby certify that on September 5, 1991, the above described real property was not occupied.

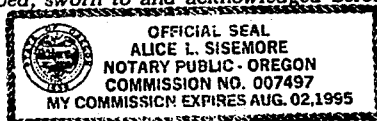
The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed
 first mentioned above.

William L. Sisemore

Trustee

Subscribed, sworn to and acknowledged before me this 9 day of September, 1991.

(SEAL)



Alice L. Sisemore

Notary Public for Oregon

My Commission expires: 8-2-95

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO

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

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUNTIES
 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/instru-
 ment/microfilm/reception No.
 Record of Mortgages of said County.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By

Deputy

NE

622



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

Mike J. LeFever

1045 N.E. 79th, Portland, OR 97213

Dennis LeFever

HCR1 - Box 21E, Plainview, Virginia 23137

Sharton Tillman

2834 N.E. 32nd Place, Portland, OR 97212

Lee Finders, Attorney at Law
(attorney for Sharton Tillman)

7235 N.E. Sandy Blvd., Portland, OR 97213

Carter-Jones Collection Service

1143 Pine 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.....

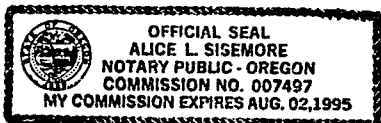
William L. Sisemore

....., 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 6, 19 91. 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 on September 9, 19 91



Alice L. Sisemore

Notary Public for Oregon. My commission expires 8-2-95

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

William L. Sisemore
540 Main St., #301

Klamath Falls, OR 97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of Jan., 19 92, at 2:50 o'clock P.M., and recorded in book/reel/volume No. M92 on page 619 or as fee/file/instrument/microfilm/reception No. 39684, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah M. Mendenhall Deputy

Fee \$23.00

* 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.