

37539  
42786TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein Ernest S. Taylor and Jill S. Taylor, 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. M78, Page 5734, Klamath County, Oregon,  
 covering the following-described real property in Klamath County, Oregon:

Lot 9 in Block 7 Sprague River Valley Acres, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath County,  
 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:

\$393.28 due June 20, 1991, and a like payment on the 20th day of each month  
 thereafter, together with late charges in the amount of \$60.60; plus real property taxes  
 for the years 1988-89, 1989-90, 1990-91, 1991-92 in the total amount of \$4,314.43 plus  
 interest  
 The sum owing on the obligation secured by the trust deed is: \$31,454.24 plus interest at the rate of 9%  
 per annum from May 1, 1991, plus 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.

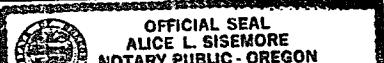
Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on March 30, 19 92, 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: November 19, 19 91. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath  
 The foregoing was acknowledged before me on November 19, 19 91 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 95  
 Certified to be a true copy:  Attorney for Trustee

STATE OF OREGON, County of Klamath  
 Filed for record on November 19th at 11:55 o'clock A.m.  
 and recorded in M91 page 24225 of mortgages.

Evelyn Biehn Klamath County Clerk by Daniel M. Mulder, Deputy

After recording return to:

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

Fee \$8.00

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## UNITED STATES BANKRUPTCY COURT

## FOR THE DISTRICT OF OREGON

In re:

WALTER FRANKLIN SEALS,

Debtor.

:

: Case No. 692-60575-R07

:

: NON-JUDICIAL RELIEF FROM THE AUTOMATIC

: STAY OF 11 U.S.C. §362(a)

The following creditor has a purchase money security interest or a perfect security interest in the following property; there appears to be no equity in the property for the estate, and the debtor does not object to relief from the stay as to the property; therefore,

The Trustee hereby authorizes non-judicial relief from the automatic stay to the specific property named below, and the creditor may foreclose the security interest as provided in the security agreement or applicable law; provided, however, the creditor shall account to the Trustee for any surplus over the balance due which may be realized upon foreclosure.

NAME OF CREDITOR: JACKSON COUNTY FEDERAL BANK

PROPERTY RELEASED: Lot 9, Block 7, SPRAGUE RIVER VALLEY ACRES,  
Klamath County, Oregon.

Dated: March 23, 1992.

  
Ronald R. Sticka, Trustee  
Walter Franklin Seals, Debtor  
Mel Kosta, Debtor's attorney

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF OREGON

In re:

TERESE MOLLIE MAE SEALS

Debtor.

: Case No. 692-60719-RO7  
:  
: NON-JUDICIAL RELIEF FROM THE AUTOMATIC  
: STAY OF 11 U.S.C. §362(a)

The following creditor has a purchase money security interest or a perfect security interest in the following property; there appears to be no equity in the property for the estate, and the debtor does not object to relief from the stay as to the property; therefore,

The Trustee hereby authorizes non-judicial relief from the automatic stay to the specific property named below, and the creditor may foreclose the security interest as provided in the security agreement or applicable law; provided, however, the creditor shall account to the Trustee for any surplus over the balance due which may be realized upon foreclosure.

NAME OF CREDITOR: JACKSON COUNTY FEDERAL BANK

PROPERTY RELEASED: Lot 9, Block 7, SPRAGUE RIVER VALLEY ACRES,  
Klamath County, Oregon.

Dated: March 23, 1992.

  
Ronald R. Sticka, Trustee

  
Terese Mollie Mae Seals, Debtor

  
Mel Kosta, Debtor's attorney

6512

## 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

Ernest S. Taylor and Jill S. Taylor, husband and wife trustee in that certain trust deed executed and delivered byto William Sisemore as grantorin which Klamath First Federal Savings and Loan Association as trustee,is beneficiary, recorded on March 27, 1978, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M78, at page 5734 or as fee/file/instrument/microfilm/reception No. X.X.X.X.X (Indicate which) covering the following described real property situated in said county:Lot 9, Block 7 SPRAGUE-RIVER VALLEY ACRES, in the County of Klamath,  
State of Oregon.I hereby certify that on December 27, 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 27th day of December, 1991

(SEAL)

Cathy M. Talley

Notary Public for Oregon

My Commission expires: 8-5-93TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO  
**WILLIAM L. SISEMORE**  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601DON'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

## SHERIFF'S RETURN OF SERVICE

State of Oregon     )  
County of Klamath )     Court Case No.  
                              Sheriff's Case No. 913891-01  
                              Received for Service 11/19/91

I hereby certify that I received for service on  
WALTER                   F SEALS

the within

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

See attached page for Other Process Served if marked [ ]

WALTER                   F SEALS                   was unable to be  
located within Klamath County after due and diligent search and  
inquiry. I hereby return this process as Not Found, on  
12/02/91 at 07:15 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:

WILLIAM L. SISEMORE   ATTORNEY AT LAW  
540 MAIN  
KLAMATH FALLS           OR   97601

ON

6514

**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

Walter F. Seals

P.O. Box 125, Beatty, OR 97621

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 November 27, 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.

William L. Sisemore

Subscribed and sworn to before me this 27th day of November, 1991.

(SEAL)



OFFICIAL SEAL  
ALICE L. SISEMORE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 007497

Alice L. Sisemore  
Notary Public for Oregon. My commission expires 8/2/95

\* More than one for MY COMMISSION EXPIRES AUG. 02, 1995. If there 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

DO NOT USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES 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.

NAME

TITLE

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

65159

**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

Jill S. Taylor

P.O. Box 343

Terese M. Seals

Lakeview, OR 97630

Ernest S. Taylor

4045 Hillyard, Apt. 10, Klamath Falls,

OR 97603

P.O. Box 343

Lakeview, OR 97630

South Valley State Bank

5215 So. Sixth street

Secretary of the Treasury

Klamath Falls, OR 97603

Chief, Special Procedures Section

1220 SW 3rd

District Director of Internal Revenue

Portland, OR 97204

Caterpillar Financial Services Corporation

2222 S. Dodson Road

Suite 301

Mesa, AZ 85202

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 November 19, 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.

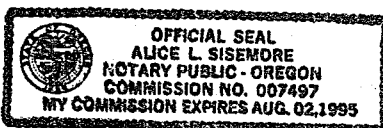
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore

Subscribed and sworn to before me on November 19, 1991.

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

**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, } 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/real/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

\* 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.



I, Sarah Parsons, 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 \_\_\_\_\_

# TRUSTEE'S NOTICE OF DEFAULT

### THREE

NOVEMBER 29, 1991

**Total Cost:** \$190.40

Jacob L. Parsons

Subscribed and sworn to before me this

DECEMBER

20TH

91

**Notary Public of Oregon**

My commission expires \_\_\_\_\_

19

[illegible]



## NOTICE OF NONJUDICIAL SALE

6517

RE Walter F. Seals and Terese A. Seals

TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property:

Lot 9 in Block 7 Sprague River Valley Acres, according to the  
 official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at 540 Main St., #301, Klamath Falls, OR 97601  
 on March 30, 19 92, at 10:00 o'clock A.M., on

the following terms Cash

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 31,454.24
Interest to date of sale	\$ 2,590.45
Legal fees	\$ 700.00
Selling costs	\$ 491.00
Other: delinquent real property taxes	\$ 4,314.43

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien: , Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William L. Sisemore

NAME

540 Main St., #301

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: November 19, 19 91

\*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

## AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

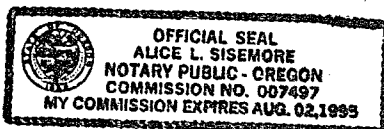
I, William L. Sisemore

, being first duly sworn, depose and say: That on November 19, 19 91, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 SW 3rd, Portland, OR 97204

, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, OR

on November 19, 19 91, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 19 day of November, 19 91



(SEAL)

Alice L. Sisemore  
 Notary Public for Oregon  
 My commission expires: 8/2/95

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated , 19 .

By .

Title: .

NOTE—If signed acknowledgement is requested, submit in duplicate.

31347

Vol. 91 Page 12560

Form 668(Y)

(Rev. December 1983)

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Department of Treasury - Internal Revenue Service

## Notice of Federal Tax Lien Under Internal Revenue Laws

District

Portland, OR

Serial Number

939111243

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability had been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer WALTER F SEALS

Residence PO BOX 125 BOX 125 BEATTY  
BEATTY, OR 97621-0125

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is refuted by the data given in column (c), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Refiling (e)	Unpaid Balance of Assessment (f)
941	03/31/91	93-0701415	06/05/91	07/05/01	4879.06
Place of Filing OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601					Total \$ 4879.06

This notice was prepared and signed at Portland, OR, on this,

the 21st day of June, 19 91

Signature

for S. CHIPPS

Title

Revenue Officer  
93-01-1526

(NOTE: Certificates of officer authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien  
Rev. Rul. 71-466, 1971-2 CB 409)

Part 1 - Kept By Recording Office

Form 668(Y) (Rev. 12-83)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of IRS the 1st day  
of July A.D., 19 91 at 11:51 o'clock AM., and duly recorded in Vol. 891  
of U. S. Tax Liens on Page 12560

FEE \$5.00

Evelyn Biehn - County Clerk

By Pauline Biehn

Vol. 119 / Page 9946

Form 6061 (Rev. December 1994) 139 Department of Treasury - Internal Revenue Service  
**Notice of Federal Tax Lien Under Internal Revenue Laws**

District **Portland, OR** Serial Number **939109608** For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, notice is given that taxes (including interest and penalties) have been assessed against the following-named taxpayer. Demand for payment of this liability has been made, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer **WALTER F SEALS**

Residence **PO BOX 125  
BEATTY, OR 97621-0125**

IMPORTANT RELEASE INFORMATION: With respect to each assessment listed below, unless notice of lien is mailed by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ended (b)	Identifying Number (c)	Date of Assessment (d)	Last Day of Filing (e)	Unpaid Balance of Assessment (f)
941	12/31/90	93-0701415	03/25/91	04/24/01	10678.70
940	12/31/90	93-0701415	03/11/91	04/10/01	412.53
Place of Filing <b>OFFICE OF COUNTY CLERK KLAMATH COUNTY KLAMATH FALLS, OR 97601</b>					Total \$ <b>11091.23</b>

This notice was prepared and signed at **Portland, OR**, on this,

the 21st day of May, 19 91

Signature **for S. CHIFFS** Title **Revenue Officer  
93-01-1526**

(NOTE: Certificate of officer authorized by law to take acknowledgements is not essential to the validity of Notice of Federal Tax Lien  
 Rev. Rul. 71-603, 1971-2 C.B. 400) Part 1 - Kept By Recording Office Form 6061 (Rev. 12-93)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Internal Revenue  
 Filed for record at request of \_\_\_\_\_ the 28 day  
 of May, A.D. 19 91 at 10:57 o'clock A M., and duly recorded in Vol. 991  
 of U S Tax Lien on Page 9946

FEE **5.00**

By Evelyn Biehn County Clerk

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 30th day  
 of March, A.D. 19 92 at 3:28 o'clock A M., and duly recorded in Vol. M92  
 of Mortgages on Page 6509

Evelyn Biehn County Clerk

By Pauline Mueland

FEE \$60.00