

## INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICES OF SALE

TO: Klamath County Sheriff:

I am the Trustee named in the attached original Trustee's Notice of Sale.

you are directed to serve one copy, certified by me as a true copy, of the Trustee's Notice of Sale in the manner in which a Summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale.

The names of the last known occupant and their respective addresses, all of which are located in Klamath Falls, Oregon, are as follows:

a. Francis E. Egerton	319 E. Main St., Apt. 1 ✓
b. Edgar T. Sugars	319 E. Main St., Apt. 3 ✓
c. Terry L. Chocktoot	319 E. Main St., Apt. 5 ✓
d. Olive Brumley	319 E. Main St., Apt. 7 ✓
e. _____ Walcott	323 E. Main St., Apt. 2 ✓
f. Billie A. Baker	323 E. Main St., Apt. 4 ✓
g. Francis Swartz	323 E. Main St., Apt. 6 ✓
h. Carolyn Dummond	323 E. Main St., Apt. 8 ✓

If you find the property at the above addresses to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by November 21, 1991. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

Please provide your returns of service to this office.

If you have any questions, please contact this office.

*William M. Ganong*  
 William M. Ganong, OSB No. 78213  
 635 Main Street  
 Klamath Falls, OR 97601  
 Tel: 884-1721

*Ret:*

TRUSTEE'S NOTICE OF SALE

9890

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

A. Grantor: Certified Mortgage Company

B. Trustee: William M. Ganong

C. Beneficiary: T. A. Thomas & Associates (Subsequently assigned to Theodore A. Thomas Living Trust)

2. The legal description of the property covered by the subject Trust Deed is:

Lots 18, 19, 20 and 21, Block 18, Industrial Addition to the City of Klamath Falls, Klamath County, Oregon. This property is located at 319 and 323 E. Main St., Klamath Falls, OR 97601.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:  
Book: M-85      Page: 10247      Date Recorded: July 2, 1985.

4. The default for which the foreclosure is made is the Grantor's failure to pay when due the face amount of note of \$30,000.00 and failure to pay before they became delinquent property taxes and assessments totalling \$12,525.52, which said taxes and assessments have been paid by the beneficiary to protect the beneficiary's lien on the subject property.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$42,525.52 plus interest thereon at the rate of 14% per annum from April 2, 1991 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

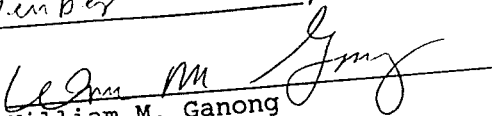
7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 23rd day of March, 1992 at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time

of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 12<sup>th</sup> day of November, 1991.

  
 William M. Ganong  
 Successor Trustee  
 635 Main Street  
 Klamath Falls, OR 97601  
 Tel: (503) 884-1721

SHERIFF'S RETURN OF SERVICE

State of Oregon        )                      Court Case No.  
County of Klamath )                      Sheriff's Case No. 913817-01  
Received for Service 11/13/91

I hereby certify that I received for service on  
#1                      OCCUPANT

the within:

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

See attached page if Other Process Served if marked 1 1

MICHAEL                      R DAVIS  
was served personally and in person at  
319 E MAIN STREET                      #1                      ,  
KLAMATH FALLS                      , OR on 11/14/91 at 14:27 hours.

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG                      , ATTORNEY AT LAW  
235 MAIN  
KLAMATH FALLS                      OR 97601

## SHERIFF'S RETURN OF SERVICE

State of Oregon       )                      Court Case No.  
County of Klamath )       Sheriff's Case No. 913817-05  
Received for Service 11/13/91

I hereby certify that I received for service on  
#2                      OCCUPANT

the within:

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

See attached page if Other Process Served if marked C J

MARK                      FEDINIC  
was served personally and in person at  
319 E MAIN STREET       #2                      ,  
KLAMATH FALLS                      , OR on 11/14/91 at 14:33 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG       , ATTORNEY AT LAW  
635 MAIN  
KLAMATH FALLS                      OR 97601

## SHERIFF'S RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 913817-02  
Received for Service 11/13/91

I hereby certify that I received for service on  
EDGAR T SUGARS

the within:

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

See attached page for Other Process Served if marked [ ]

EDGAR T SUGARS  
was served by leaving a true copy with  
STEVEN C EDGAR  
at 319 E MAIN ST., APT. #3 ,  
KLAMATH FALLS , OR  
a person over the age of fourteen years who resides at the  
place of abode of the within named on 11/22/91 at 07:24 hours.

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By   
McCABEE, NORMAN

Copy To:

WILLIAM M. GANONG ATTORNEY AT LAW  
635 MAIN  
KLAMATH FALLS OR 97601

9895

SHERIFF'S RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 913017-06  
Received for Service 11/13/91

I hereby certify that I received for service on  
#4 OCCUPANT

the within:

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

See attached page if Other Process Served if marked [ ]

SHEILA K WILLIS  
was served personally and in person at  
319 E MAIN STREET #4  
KLAMATH FALLS , OR on 11/14/91 at 14:32 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG , ATTORNEY AT LAW  
635 MAIN  
KLAMATH FALLS OR 97601

## SHERIFF'S RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 913817-03  
Received for Service 11/13/91

I hereby certify that I received for service on  
TERRY L CHOCKTOOT

the within:

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

See attached page for Other Process Served if marked [ ]

TERRY L CHOCKTOOT  
was served by leaving a true copy with  
JAMIE CHOCKTOOT  
at 319 E MAIN STREET , #5  
KLAMATH FALLS , OR  
a person over the age of fourteen years who resides at the  
place of abode of the within named on 11/14/91 at 14:28 hours.

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG  
635 MAIN  
KLAMATH FALLS

ATTORNEY AT LAW  
OR 97601



## SHERIFF'S RETURN OF SERVICE

State of Oregon )  
County of Klamath )

Court Case No.  
Sheriff's Case No. 913817-07  
Received for Service 11/13/91

I hereby certify that I received for service on  
#3 OCCUPANT

the within:

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

See attached page if Other Process Served if marked [ ]

STANLEY ALANI  
was served personally and in person at  
319 E MAIN STREET #6  
KLAMATH FALLS , OR on 11/14/91 at 14:30 hours.

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By Rebecca Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG , ATTORNEY AT LAW  
635 MAIN  
KLAMATH FALLS OR 97601

## SHERIFF'S RETURN OF SERVICE

State of Oregon ) Court Case No.  
 County of Klamath ) Sheriff's Case No. 913817-04  
 Received for Service 11/13/91

I hereby certify that I received for service on  
 OLIVE BRUMLEY

the within:

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

See attached page for Other Process Served if marked [ ]

OLIVE BRUMLEY  
 was served by leaving a true copy with  
 CARRIE A CHAMBERS  
 at 319 E MAIN ST., APT. #7 ,  
 KLAMATH FALLS , OR  
 a person over the age of fourteen years who resides at the  
 place of abode of the within named on 11/19/91 at 14:30 hours.

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

Carl R. Burkhardt, Sheriff  
 Klamath County, Oregon

By   
 MALABEE, NORMAN

Copy To:

WILLIAM M. GANONG ATTORNEY AT LAW  
 635 MAIN  
 KLAMATH FALLS OR 97601

## SHERIFF'S RETURN OF SERVICE

State of Oregon     )  
County of Klamath )     Court Case No.  
                              Sheriff's Case No. 913817-008  
                              Received for Service 11/13/91

I hereby certify that I received for service on  
CAROLYN                   DUMMOND

the within:

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

See attached page if Other Process Served if marked [ ]

CAROLYN                   DUMMOND  
was served personally and in person at  
319 E MAIN STREET           #8  
KLAMATH FALLS           , OR on 11/14/91 at 14:35 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By Rebecca A. Dailey  
DAILEY, REBECCA

Copy To:

WILLIAM M. GANONG     , ATTORNEY AT LAW  
635 MAIN  
KLAMATH FALLS       OR 97601

## AFFIDAVIT OF MAILING NOTICE OF TRUSTEE'S SALE

STATE OF OREGON, County of Klamath, ss:

I, Peggy R. Reynolds, being first duly sworn, depose, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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 certified mail return receipt requested and by mailing a copy thereof by regular First Class mail to each of the following named persons at their respective last known addresses, to-wit:

NAME:

ADDRESS:

See names and addresses set forth on Exhibit A attached hereto and incorporated herein by this reference.

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William M. Ganong, 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 12, 1991. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

Peggy R. Reynolds

Subscribed and sworn to before me this 12th day of November, 1991.

Alinda M. Vassallo  
Notary Public for Oregon  
My commission expires: 10/2/93

After recording return to William M. Ganong, 635 Main Street, Klamath Falls, OR 97601.

## EXHIBIT A

Certified Mortgage Company - T. A. Thomas  
Non-judicial Trust Deed Foreclosure

List of parties to whom Notice of Sale was mailed.

1. Certified Mortgage Company, Inc.  
c/o Jack E. Schwab (Last Registered Agent)  
3305 NE Wasco  
Portland, OR 97232
2. Certified Mortgage Company, Inc.  
c/o Richard H. Marlatt  
1004 Main Street  
Klamath Falls, OR 97601
3. Certified Mortgage Company, Inc.  
803 Main Street  
Klamath Falls, OR 97601
4. Bernadette Lee Crawford  
P.O. Box 662  
Dorris, CA 96023
5. Hershner, Hunter, Moulton, Adrews, & Neill  
P.O. Box 1475  
Eugene, OR 97440
6. Chief, Special Procedures Section  
District Director of Internal Revenue  
1220 S.W. Third Ave.  
Portland, OR 97204
7. Michael Shepherd  
2426 Radcliffe Ave.  
Klamath Falls, OR 97601
8. Neal G. Buchanan  
Attorney at Law  
601 Main Street, Suite 215  
Klamath Falls, OR 97601
9. William L. Wales  
4512 Clinton Ave.  
Klamath Falls, OR 97603
10. Phyllis Wales  
4512 Clinton Ave.  
Klamath Falls, OR 97603
11. Occupant

- 319 E. Main St., Apt. 1  
Klamath Falls, OR 97601
12. Occupant  
319 E. Main St., Apt. 3  
Klamath Falls, OR 97601
13. Occupant  
319 E. Main St., Apt. 5  
Klamath Falls, OR 97601
14. Occupant  
319 E. Main St., Apt. 7  
Klamath Falls, OR 97601
15. Occupant  
323 E. Main St., Apt. 2  
Klamath Falls, OR 97601
16. Occupant  
323 E. Main St., Apt. 4  
Klamath Falls, OR 97601
17. Occupant  
323 E. Main St., Apt. 6  
Klamath Falls, OR 97601
18. Occupant  
323 E. Main St., Apt. 8  
Klamath Falls, OR 97601

## TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

A. Grantor: Certified Mortgage Company

B. Trustee: William M. Ganong

C. Beneficiary: T. A. Thomas & Associates (Subsequently assigned to Theodore A. Thomas Living Trust)

2. The legal description of the property covered by the subject Trust Deed is:

Lots 18, 19, 20 and 21, Block 18, Industrial Addition to the City of Klamath Falls, Klamath County, Oregon. This property is located at 319 and 323 E. Main St., Klamath Falls, OR 97601.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:  
Book: M-85 Page: 10247 Date Recorded: July 2, 1985.

4. The default for which the foreclosure is made is the Grantor's failure to pay when due the face amount of note of \$30,000.00 and failure to pay before they became delinquent property taxes and assessments totalling \$12,525.52, which said taxes and assessments have been paid by the beneficiary to protect the beneficiary's lien on the subject property.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$42,525.52 plus interest thereon at the rate of 14% per annum from April 2, 1991 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

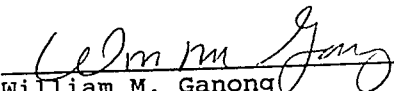
7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 23rd day of March, 1992 at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property, may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time

of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 12<sup>th</sup> day of November, 1991.

  
\_\_\_\_\_  
William M. Ganong  
Successor Trustee  
635 Main Street  
Klamath Falls, OR 97601  
Tel: (503) 884-1721



# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

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 \_\_\_\_\_

LEGAL #4173

TRUSTEE'S NOTICE 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:

FEBRUARY 9, 16, 23, 1992

MARCH 1, 1992

Total Cost: \$308.00

*Sarah L. Parsons*

Subscribed and sworn to before me this

1ST

day of

MARCH

92

Notary Public of Oregon

My commission expires

19

TRUSTEE'S NOTICE OF SALE  
YOU ARE GIVEN NOTICE: THAT THE  
BENEFICIARY AND TRUSTEE HAVE  
ELECTED TO SELL THE PROPERTY  
DESCRIBED BELOW TO SATISFY THE  
FOLLOWING DESCRIBED OBLIGA-  
TION:

1. The names of the Grantor, Trustee and  
Beneficiary named in the subject Trust  
Deed are:

A. Grantor: Certified Mortgage Company  
B. Trustee: William M. Ganong  
C. Beneficiary: T.A. Thomas &  
Associates (Subsequently assigned to  
Theodore A. Thomas Living Trust)

2. The legal description of the property  
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Lots 18, 19, 20 and 21, Block 18, Industrial  
Addition to the City of Klamath Falls,  
Klamath County, Oregon. This property  
is located at 319 and 323 E. Main St.,  
Klamath Falls, OR 97601.

3. The Book, page number and the date  
the subject Trust Deed was recorded in  
the Mortgage Records of Klamath Coun-  
ty, Oregon are: Book: M-85, Page: 10247,  
Date Recorded: July 2, 1985.

4. The default for which the foreclosure is  
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beneficiary's lien on the subject property.

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est thereon at the rate of 14% per annum  
from April 2, 1991 until paid.

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elected to foreclose the above referenced  
Trust Deed pursuant to the provisions of  
Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the  
above described property at 10:00 a.m. on  
the 23rd day of March, 1992 at the front  
steps of the Klamath County Courthouse,  
316 Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753, the Grantor,  
the Grantor's successor in interest to all  
or any part of the above described prop-  
erty, any beneficiary under a subordinate  
Trust Deed, or any person having a  
subordinate lien or encumbrance of re-  
cord on the property, may cure the  
default or defaults at any time prior to  
five days before the above said date of  
sale by paying the entire amount due at  
the time of cure under the terms of the  
obligation, other than such portion as  
would not then be due had no default oc-  
curred. In addition, the person affecting  
the cure shall pay all costs and expenses  
actually incurred in enforcing the obliga-  
tion and Trust Deed, together with the  
Trustee's and Attorney's fees specified in  
the said statute.

In construing this instrument, the  
masculine gender includes the feminine  
and the neuter, the singular includes the  
plural, the word "grantor" includes any  
successor in interest to the grantor as  
well as any other persons owing an  
obligation, the performance of which is  
secured by said Trust Deed, the words  
"trustee" and "beneficiary" include their  
respective successors in interest, if any.  
Dated this 12th day of November, 1991.

William M. Ganong  
Successor Trustee  
635 Main Street  
Klamath Falls, OR 97601  
Tel: (503) 884-1721  
#4173 Feb. 9, 16, 23, March 1, 1992

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Wm. M. Ganong

on this 6th day of May A.D. 19 92  
at 2:23 o'clock P.M. and duly recorded  
in Vol. M92 of Mortgages Page 9889

Evelyn Biehn

County Clerk

By

*Pauline G. Mendenhall*

Deputy.

Fee, \$90.00