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Vol. m92 Page 5118

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

Vol. m92 Page 16177

Reference is made to that Trust Deed wherein Douglas L. Pratt and Sandra L. Pratt, husband & wife, is Grantor;
Aspen Title & Escrow, Inc., is Trustee; and
Rodney Gruell and Alan Corley, each as to an undivided 1/2 interest, is Beneficiary,
recorded in Official/Microfilm Records, Vol. M91, Page 1880, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

Lot 41, LEWIS TRACTS, in the County of Klamath, State of Oregon.

Code 41 Map 3809-36CD TL 5500

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:
failure to make the payment due February 15, 1992; failure to pay real
property taxes for the year 1991-92 in the amount of \$789.27; failure to
maintain insurance on the premises; failure to pay sewer charges of South
Suburban Sanitary District

The sum owing on the obligation secured by the trust deed is: \$30,188.27 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 July 22, 19 92, 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.

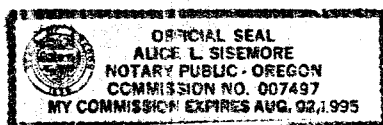
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together
with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to
five days before the date last set for sale.

Dated: March 11, 19 92, William L. Sisemore, Trustee
Successor Trustee

STATE OF OREGON, County of Klamath ss
The foregoing was acknowledged before me on March 11, 19 92 by
William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 95

Certified to be a true copy:



William L. Sisemore
Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on March 11, 19 92 at 11:14 o'clock A.m.
and recorded in M92 page 5118 of mortgages.

Evelyn Biehn Klamath County Clerk by Caroline M. [Signature] Deputy

After recording return to: Fee \$10.00

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

16178

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon
County of Klamath

Court Case No.
Sheriff's Case No. 92-00011

Received for Service 2/21/92

I hereby certify that I received for service on
PRATT, DOUGLAS L.
the within

TRUSTEE'S NOTICE OF DEEDS-SALE/ELICTION TO SELL

PRATT, DOUGLAS L.
was served personally, and is shown, at
1000 IVORY
KLAMATH FALLS, OR, on 02/17/92,
at 10:44 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
TIMOTHY J. COX

Copy to:

BIGMORE, WILLIAM L.
540 MAIN
KLAMATH FALLS

1001
CH 97601

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Count Case No.
Sheriff's Case No. 92-00802

Received for Service 03/11/92

I hereby certify that I received for service on
PRATT, SANDRA L.
one within:

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

PRATT, SANDRA L.
was served by leaving at true copy with
PRATT, DOUGLAS L.
a person over the age of fourteen years who resides
at the place of abode of the within named located at
1036 IVORY
KLAMATH FALLS
at 10:44 hours. , OR, on 03/17/92.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
FARLEY, TIMOTHY J SR

Copy to:

SISEMORE, WILLIAM L
240 MAIN
KLAMATH FALLS

7321
OR 97601

NOTICE OF SUBSTITUTE SERVICE

TO: SANDRA L. PRATT

You are hereby notified that you have been served with:

Summons and Complaint in Case entitled:

~~XXXXXX~~ Trustee's Notice of Default and Election to Sell and of Sale of that Trust deed wherein Douglas L. Pratt and Sandra L. Pratt, husband and wife, is grantor, to Aspen Title & Escrow, Inc., Trustee, and Rodney Grull and Alan Conley, each as to an undivided 1/2 interest, is beneficiary, recorded in the Mortgage Records of Klamath County, Oregon, Vol. H-92, page or document no. XXXXXX, certified copy of which is attached hereto.

By Substitute Service on Douglas L. Pratt, a person over the age of 14 years of age who resides at your place of abode on March 17, 1992, at 18:44 hours ~~xxxxxx~~ at 1536 Ivory St., Klamath Falls, OR.

William L. Sisemore Successor
Attorney for ~~Plaintiff(s)~~ / Trustee

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for ~~Plaintiff(s)~~ / Trustee; I served a copy of ~~Complaint and Summons~~ / Trustee's Notice of Default and Election to Sell and of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to: Sandra L. Pratt, 1536 Ivory St., Klamath Falls, OR 97603

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on March 20, 1992.

William L. Sisemore
William L. Sisemore
Attorney for Trustee (Successor)

Subscribed and Sworn to before me this 20th day of March, 19 92.

Chas. E. Fanning
Notary Public for Oregon
My Commission Expires: 2-5-93

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

16181

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 and ADDRESS

General Credit Service, Inc.
PO Box 8
Medford, OR 97501

Douglas L. Pratt
1536 Ivory Street
Klamath Falls, OR 97603

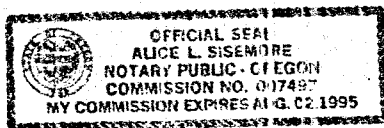
Sandra L. Pratt
1536 Ivory Street
Klamath Falls, OR 97603

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 86.725.

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, Oregon, on March 11, 1992. 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 on March 11, 1992



William 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
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/roll/volume No. _____ on page _____ or as les/tile/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ Deputy

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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 #4253

TRUSTEE'S NOTICE OF SALE

DOUGLAS L. & SANDRA L. FRATT

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:

MARCH 16, 23, 30, 1992

APRIL 6, 1992

Total Cost: \$200.20

Sarah L. Parsons

Subscribed and sworn to before me this _____

day of APRIL 1992

My commission expires _____

Notary Public of Oregon

1992

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. L. Sisemore the 22nd day
of July A.D., 19 92 at 10:49 o'clock A.M., and duly recorded in Vol. M92
of _____ Mortgages on Page 16177

FEE \$35.00

Evelyn Biehn County Clerk

By William L. Sisemore, Trustee

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

Reference is made to that Trust Deed
wherein Douglas L. Pratt and Sandra L.
Pratt, husband & wife, is Grantor; Aspen
Title & Escrow, Inc., is Trustee; and
Rodney Gruett and Alan Conley, each as
to an undivided 1/2 interest, is Beneficiary,
recorded in Official/Microfilm Records,
Vol. M91, Page 1880, Klamath County,
Oregon, covering the following described
real property in Klamath County,
Oregon:

Lot 41, LEWIS TRACTS, in the County of
Klamath, State of Oregon, Code 41 Map
3839-25CD T1L 5000.

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: failure to make
the payment due February 15, 1992;
failure to pay real property taxes for the
year 1991-92 in the amount of \$789.27;
failure to maintain insurance on the
premises; failure to pay sewer charges of
South Suburban Sanitary District.

The sum owing on the obligation secured
by the trust deed is: \$30,188.27 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 July 22, 1992, at 10:15 a.m. each a.m.
based on standard of time established by
ORS 187.310 at 540 Main St., #301, Klamath
Falls, Klamath County, Oregon.

Interested persons are notified of the
right under ORS 86.733 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 set for sale.

Dated: March 11, 1992.

By William L. Sisemore, Trustee

Witness: March 16, 23, 30, April 6, 1992