

44797  
51046

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

Vol. m92 Page 10371

Vol. m92 Page 21819

Reference is made to that Trust Deed wherein Robert K. Thomson and Connie M. Cipriano, each as to an undivided one-half interest is Grantor;  
William L. Sisemore is Trustee; and  
First Service Corporation of Southern Oregon is Beneficiary,  
recorded in Official/Microfilm Records, Vol. M90, Page 1787, Klamath County, Oregon,  
covering the following-described real property in Klamath County, Oregon:

Lot 9 in Block 4 of Tract 1257, Resubdivision of a portion of First Addition Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, records 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:  
Installment of \$282.23 due November 10, 1991, and each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$23,876.99 plus interest at the rate of 10.250% per annum from November 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.

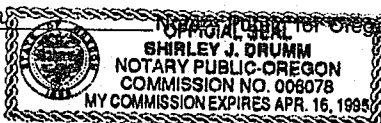
The property will be sold as provided by law on September 22, 1992, at 10:00 o'clock A.m.  
based on standard of time established by ORS 187.110 at 540 Main St., #301,  
Klamath Falls, Klamath County, Oregon.

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: May 13, 1992. William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath  
The foregoing was acknowledged before me on May 13, 1992 by Shirley J. Drumm  
William L. Sisemore

Shirley J. Drumm



APR 16, 1995  
August 2, 1995

Certified to be a true copy:

Attorney for Trustee

STATE OF OREGON, County of Klamath  
Filed for record on May 13th, 1992 at SS  
and recorded in M92 page 10371 of mortgages.

Evelyn Biehn, Klamath County Clerk by Shirley J. Drumm

After recording return to: Fee \$10.00

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

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**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*

Robert K. Thomson and Connie M. Cipriano

to ..... William L. Sisemore

. as grantor

in which First Service Corporation of Southern Oregon

*as trustee.*

is beneficiary, recorded on January 25, 1990, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M90 at page 1787

X-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048

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Together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84, page 4256, records of Klamath County, Oregon.

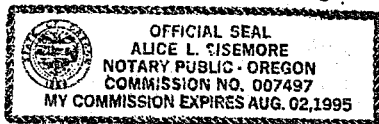
I hereby certify that on September 21

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

William Z. Sesem

**Trustee**

Subscribed, sworn to and acknowledged before me this 21st day of September, 19 92



(SEAL)

Alvin L. Sizemore

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**

(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/instrument/microfilm/reception No. ...., Record of Mortgages of said County.*

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_

**TITLE**

By ..... Deputy

# Affidavit of Publication

21821

## 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 #4460

TRUSTEE'S NOTICE OF DEFAULT

THOMPSON & CIPRIANO

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:

MAY 20, 27, 1992

JUNE 3, 10, 1992

Total Cost: \$215.60

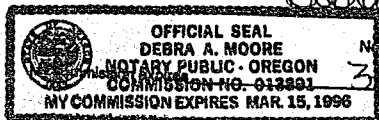
*Sarah L. Parsons*

Subscribed and sworn to before me this 10TH

day of JUNE

19 92

*Debra A. Moore*



Notary Public of Oregon

3-15-96

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

#### AND OF SALE

Reference is made to that Trust Deed wherein Robert K. Thomson and Connie M. Cipriano, each as to an undivided one-half interest, is Grantor; First Service Corporation of Southern Oregon, is Beneficiary, recorded in Official/Microfilm Records, Vol. M90, Page 1787, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

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The sum owing on the obligation secured by the trust deed is: \$23,876.99 plus interest at the rate of 10.250% per annum from November 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 September 22, 1992, 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: May 13, 1992.  
/s/ William L. Staemore, Trustee  
#4460 May 20, 27, June 3, 10, 1992

NE

218220

**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 and ADDRESS**

Robert K. Thomson  
505 Central  
Mt. View, CA 94043

Connie M. Cipriano  
4577 Hansen Avenue  
Fremont, CA 94536

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.\*

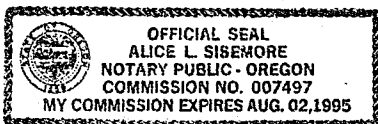
Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

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....., Oregon, on May 13....., 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.

William L. Sisemore

Subscribed and sworn to before me on May 13, 1992



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 COUNTIES WHERE USED.)

**STATE OF OREGON,** } **ss.**  
**County of** Klamath }

**I certify that the within instrument was received for record on the** 22nd **day of** Sept. **, 19** 92 **, at** 8:49 **o'clock** A.M. **, and recorded in book/reel/volume No.** M92 **on page** 21819 **or as fee/file/instrument/microfilm/reception No.** 51046 **, Record of Mortgages of said County.**

**Witness my hand and seal of County affixed.**

.....  
**Evelyn Biehn** **County Clerk**  
**NAME TITLE**

**By** Quilma Mendenhall **Deputy**

Fee \$25.00