

'92 SEP 22 PM 3 48

Vol. m92 Page 10483

44868

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

51049

Vol. m92 Page 21826

Reference is made to that Trust Deed wherein Cliff R. LeQuieu and Mary J. LeQuieu, 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. M80, Page 19914, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lots 2 and 15 in Block 4 of Riverview Second Addition 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: failure to make the payment of \$389.04 due October 10, 1991, and a like payment due November 10, 1991 and December 10, 1991 and payments in the amount of \$413.92 due on January 10, 1992, and a like payment on the 10th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$29,930.62 plus interest from September 10, 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 23, 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, 19 92.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on May 13, 19 92 by

William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: 8-2, 19 95

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on May 14th, 19 92 at 540 Main St., #301 m.
and recorded in M92 page 10483 of mortgages.

Evelyn Biehn, Klamath County Clerk by Dorinda M. Biehn Deputy

After recording return to:

Fee \$10.00

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

INDEXED

D. 1/1 ✓



KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

21827

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 92-01724

Received for Service 05/14/92

I hereby certify that I received for service on
CHAMBERS, LUELLA FRANCES
the within:

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

CHAMBERS, LUELLA FRANCES
was served personally, and in person, at
1621 RIVERSIDE DRIVE
KLAMATH FALLS , OR, on 05/15/92,
at 13:57 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By


MOCALEE, NORMAN

Copy to:

SISEMORE, WILLIAM L
540 MAIN
KLAMATH FALLS

#301
OR 97601

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

21828

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 92-01724

Received for Service 05/14/92

I hereby certify that I received for service on
CHAMBERS, WILLIAM E
the within:

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

CHAMBERS, WILLIAM E
was served by leaving a true copy with
CHAMBERS, LUELLA FRANCES
a person over the age of fourteen years who resides
at the place of abode of the within named located at
1621 RIVERSIDE DRIVE
KLAMATH FALLS
at 13:57 hours. , OR, on 05/15/92,

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

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By


MOCALEE, NORMAN

Copy to:

SISEMORE, WILLIAM L
540 MAIN
KLAMATH FALLS

#301
OR 97601

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 #4468

TRUSTEE'S NOTICE OF DEFAULT

LeQUIEU & LeQUIEU

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 21, 28, 1992

JUNE 4, 11, 1992

Total Cost: \$200.20

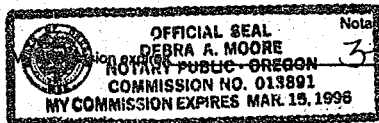
Sarah L. Parsons

Subscribed and sworn to before me this 11TH

day of JUNE

19 92

Debra A. Moore



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

Reference is made to that Trust Deed wherein Cliff R. LeQuieu and Mary J. LeQuieu, husband and wife, is Grantor, William L. Sisemore, is Trustee, and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M80, Page 19914, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon: Lots 2 and 15 in Block 4 of Riverview Second Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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The obligation secured by the trust deed is in default because the grantor has failed to pay the following: failure to make the payment of \$389.04 due October 10, 1991, and a like payment due November 10, 1991 and December 10, 1991 and payments in the amount of \$413.92 due on January 10, 1992, and a like payment on the 10th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$29,930.62 plus interest from September 10, 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 23, 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. Sisemore
#4468 May 21, 28, June 4, 11, 1992

NOTICE OF SUBSTITUTE SERVICE

1 TO: William E. Chambers

2 You are hereby notified that you have been served with:

3 Summons and Complaint in Case entitled:

4
5
6 XXXX Trustee's Notice of Default and Election to Sell and of Sale of that Trust
deed wherein Cliff R. LeQuieu and Mary J. LeQuieu, husband and wife, is
7 grantor, to William Sisemore, Trustee, and Klamath First Federal
8 Savings and Loan Association, is beneficiary, recorded in the Mortgage Records of Klamath County,
9 Oregon, Vol. M- 92 page or document no. 10483 certified copy of which is
10 attached hereto.

11 By Substitute Service on Luella Frances Chambers
12 a person over the age of 14 years of age who resides at your place of abode on
May 15, 1992, at 13:57 hours ~~xxxxxx~~ at
13 1621 Riverside Drive, Klamath Falls, OR.

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

16 STATE OF OREGON)
17) SS
18 County of Klamath)

17 I, William L. Sisemore, certify that I am attorney for
18 ~~Plaintiff(s)/Trustee~~; I served a copy of ~~Complaint and Summons~~ /Trustee's Notice
19 of Default and Election to Sell and of Sale, together with the above notice of
20 substitute service in a sealed envelope, plainly addressed to:
William Chambers, 1621 Riverside Drive, Klamath Falls, OR 97601; and to
William Chambers, c/o Pat Bennett, 8716 McLaughlin Ln., Klamath Falls, OR 97601
21 with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath
Falls, Oregon, on May 22, 1992.

22 William L. Sisemore
23 Attorney for Beneficiary

24 Subscribed and Sworn to before me this 22nd day of May, 19 92.

25 Clayton M. Talley
26 Notary Public for Oregon
My Commission Expires: 2-5-93

WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
KLAMATH FALLS, ORE.
97601

503/882-7229
O.S.B. #70133

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

21831

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

State of Oregon
Department of Human Resources
Mental Health Division
Reimbursement Section
P.O. Box 14250
Salem, OR 97310

Department of Human Resources
Child Support Program
Recovery Service Section
P.O. Box 14506
Salem, OR 97309

Valerie Kay Chambers
P.O. Box 566
North Bend, OR 97459

Cliff R. LeQueieu
3216 - 22nd Ave., SE
Rio Rancho, New Mexico 87124

Mary J. LeQueieu
3216 - 22nd Ave., SE
Rio Rancho, New Mexico 87124

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 May 14, 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 14, 1992.

Evelyn M. Galvey
Notary Public for Oregon. My commission expires 2-5-93

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 COUNT-
IES WHERE
USED.)

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 22nd day of Sept., 1992, at 3:48 o'clock P.M., and recorded in book/roll/volume No. M92 on page 21826 or as fee/title/instrument/microfilm/reception No. 51049, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Mendenhall Deputy

Fee \$35.00