

45620

52099

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

Vol. m92 Page 11910Vol. m92 Page 23651Reference is made to that Trust Deed wherein KEVIN DOUGLAS CRAMER

William Sisemore, is Grantor;  
Klamath First Federal Savings and Loan Association, is Trustee; and  
 recorded in Official/Microfilm Records, Vol. M80, Page 14459, Klamath, is Beneficiary,  
 covering the following-described real property in Klamath County, Oregon:  
Klamath County, Oregon:

The East 60.0 feet of the West 66.0 feet of Lot 10, of DeBirk Homes,  
 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:

payment due 1/1/92 in the amount of \$407.76 and a like payment on the 1st day of  
 each month thereafter together with late charges.

The sum owing on the obligation secured by the trust deed is:

30,459.21 plus interest at 12.25% per annum from December 1, 1991.

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 October 9, 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.

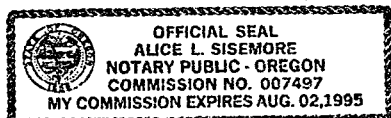
Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated  
 by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together  
 with costs, trustee's and attorney's fees, and 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: June 2, 19 92, William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss  
 The foregoing was acknowledged before me on June 2, 19 92 by William L. Sisemore

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

Certified to be a true copy:



STATE OF OREGON, County of Klamath ss  
 Filed for record on June 2nd, 1992, at 3:11 o'clock P.m.  
 and recorded in M92 page 11910 of mortgages.

Evelyn Biehn Klamath County Clerk by Pauline Mulender, Deputy

After recording return to: Fee \$10.00

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

INDEXED  
 D. V. L.

13.00  
 2-00

# 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 #4555

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:

JUNE 10, 17, 24, 1992

JULY 1, 1992

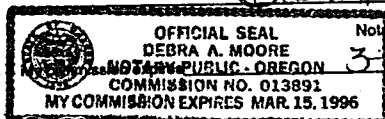
Total Cost: \$200.20

Sarah L. Parsons

Subscribed and sworn to before me this 1ST

day of JULY 19 92

Debra A Moore



Notary Public of Oregon

3/5/96

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

Reference is made to that Trust Deed wherein KEVIN DOUGLAS CRAMER, IS Grantor; William Sisemore, IS Trustee; and Klamath First Federal Savings and Loan Association, IS Beneficiary, recorded in Official/Microfilm Records, Vol. M80, Page 14459, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: The East 60.0 feet of the West 66.0 feet of Lot 10, of DeBirk Homes, 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: Payment due 1/1/92 in the amount of \$407.76 and a like payment on the 1st day of each month thereafter together with late charges.

The sum owing on the obligation secured by the trust deed is: \$30,459.21 plus interest at 12.25% per annum from December 1, 1992, 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 October 9, 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: June 2, 1992

William L. Sisemore

#4555 June 10, 17, 24, July 1, 1992

23653

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

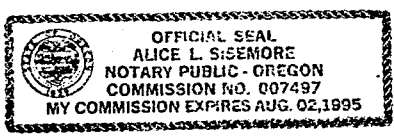
Kevin Douglas Cramer  
3862 Barry Avenue  
Klamath Falls, OR 97603

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 86.785.\*

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 June 10, 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 June 10, 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 \_\_\_\_\_ }  
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/title/instrument/microfilm/reception No. \_\_\_\_\_.  
Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

OC

23654

## 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 attorney &amp;

trustee in that certain trust deed executed and delivered by

Kevin Douglas Cramer

as grantor

to William Sisemore

as trustee,

in which KLAMATH FIRST FEDERAL SAVINGS &amp; LOAN ASSOCIATION

is beneficiary, recorded on August 4, 1980, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M80, at page 14459 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

The East 60.0 feet of the West 66.0 feet of Lot 10, of DeBirk Homes,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

I hereby certify that on June 17, 1992, 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

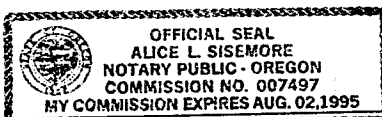
Subscribed, sworn to and acknowledged before me this 17th day of June, 1992.

*Alice L. Sisemore*

Notary Public for Oregon

My Commission expires: 8-2-95

(SEAL)

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

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,

County of Klamath

ss.

I certify that the within instrument  
was received for record on the 8th day  
of Oct., 1992  
at 2:47 o'clock P.M., and recorded  
in book/reel/volume No. M92 on  
page 23651 or as fee/file/instru-  
ment/microfilm/reception No. 52099,  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk.  
NAME TITLE

By *William L. Sisemore* Deputy

Fee \$25.00