

05-09-94A09:41 RCVD

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

Vol. Mgy Pege

Reference is made to that Trust Deed wherein _____ N. S. Wadley

	KLAMATH COUNTY TITLE COMPANY	, is Grantor;
	Edward C. Dore, Jeanne M. Dore and Rose I. Young	, is Trustee; and
2	recorded in Official/Microfilm Records, Vol. M80 Page 22086 Klamath	, is Beneficiary,
٢	covering the following-described real property inKlamath	County, Oregon,

Lot 46 in Block 3 of Tract 1017, Mountain Lakes Homesites, 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: Installment of \$81.00 monthly due May 1985 and a like installment each month thereafter; real property taxes advanced for the years 1984 through 1993 in the amount of \$1,506.23, plus 1993-94 real property taxes in the amount of \$121.01.

The sum owing on the obligation secured by the trust deed is: \$5,812.50 plus interest from April 12, 1985, at the rate of 12% per annum, plus amount advanced for taxes of \$1,506.23, plus interest thereon plus real property taxes for the year 1993-94 in the amount of \$121.01.

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	<u>September 15</u> , 1994, 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 ocurred, 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.

May 6_, 19 94 Dated: . Trustee William L. Sisemore, Successor Trustee Klamath STATE OF OREGON, County of SS 19 <u>94</u> by The foregoing was acknowledged before me on May 6 William /L. Sisemore am Notary Public for Oregon - My Commission Expires: August 2, 19 95 Certified to be a true copy: OFFICIAL SEAL ALICE L. SISEMORE NOTARY PUBLIC - OREGON COMMISSION NO. 007497 MY COMMISSION EXPIRES AUG. 02,1995 Attorney for Trustee STATE OF OREGON, County of Klamath SS Filed for record on. May 9th ., 19 94 at <u>9:41</u> o'clock <u>A</u>.m. and recorded in _____M94 page 14478_ of mortgages. Evelyn Biehn County Clerk Klamath _ County Clerk by ennette NΛ 11 . Deputy Fees: \$10.00 After recording return to: WILLIAM L. SISEMORE Attorney at Law 540 Main Street Klamath Falls, OR 97601

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

N. S. Wadley	
5462 Eastwood	Drive
Klamath Falls	OR 97603

Donnell Wadley 5462 Eastwood Drive Klamath Falls, OR 97603 5462 Eastwood Drive Klamath Falls, OR 97603

Neal S. Wadley

35074

N. S. Wadley 566 Bartlett Klamath Falls, OR 97603

Donnell Wadley 566 Bartlett 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 full prepaid. and was deposited by me in the United States post office at Klamath Falls, Oregon, on <u>Mav 9</u>, 19<u>94</u>. 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 property 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 9, 19 94.
OFFICIAL SEAL Une December
ALICE L SISEMORE Notary Public for Oregon
COMMISSION NO. 007497 My Commission Expires: 8/2/95
TALLAR TARABLE MARTINE DOMANDO DE
STATE OF OREGON)) SS
County of Klamath) I certify that the within instrument was received for record on the
day of
book/real/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.
After recording, return to: BY
Deputy
가지 않는 것은
할 것 같아요. 그는 것 같아요. 이렇게 가지 않는 것 같아요. 이렇게 가지 않는 것 같아요. 이렇게 가지 않는 것 같아요. 이렇게 하는 것 같아요. 이렇게 하는 것 같아요. 이렇게 하는 것 같아요.

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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 #6353

TRUSTEE'S NOTICE OF DEFAULT AND

ELECTION TO SELL AND OF SALE

N.S. WADLEY

MAY 13, 20, 27, 1994

JUNE 3. 1994

commission expires

Total Cost: \$316.16 Aroh L. Carson

OFFICIAL SEAL DESRA A. MOORE NOTARY PUBLIC - OREGON COMMISSION NO. 013891 MY COMMISSION EXPIRES MAR. 15, 1996

Subscribed and sworn to	before me this31	:d
day of <u>JUNE</u>	γ (. 19 94
	LEDIA	A Morrie
My commission expires		Notan/ Public of Oreg

OF DEFAULT AND ELECTION TO SELL AND OF SALE Reference is made to that Trust County, Oregon, cover-ing the following-described real property in Klamath County, Oregon;

TRUSTEE'S NOTICE

Lot 46 in Block 3 of Tract 1017, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the Coun-ty Clerk of Klamath County, Oregon. No action is pend-

ing to recover any part of the debt secured by the trust deed. The obligation se-

cured by the trust deed is in default because the grantor has failed to preserve following failed to preserve following failed to preserve following failed and international failed preserve following failed and wilke installment cach month thereaft at real property laxes advanced for the years 1984 through 3773 in the amount of at 3.506.23. plus uses of real prop-enty taxes in the amount of stall. The sum owing on the obligation se-cured by the trust deed is \$5,812.50 plus inter-est interest from April 12.1985; at the rate of 1236 per annum, plus 122 1983, at the rate of 1296 per annum, plus annumi advanced for faxes of \$1,596/23, plus interast thereon plus real property faxes for the year 1993 94 in the amount of 121.01 plus trustee's tees, attor-ney'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 15, 1994, at 10:00 o'clock A.M. based on standard of time estab-lished by ORS 187.110 at 549 Main St., #301, Klamath Falls, Klamath County, Oregon.

Interested sons are notified of the right under ORS 86,753 to have this proceeding dismissed and the trust deed reinstated by pay-ment of the entire amount then due, other than such portion as would not then be due had no default oc-curred, together with costs, irustee's and atforney's fees, and by curring any other de-fault complained of in this Notice, at any time

prior to five days be fore the state last se for Sale DATED: May 5, 1993 William L. Sisemore Successor Trustee \$4333 May 13, 28, 27 1994 June 3, 1994

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to Klama	th County Titl	le Company		as grant
in which	ward C. Dore,	Jeanne M. D	ore and Rose J. Young	as truste
is beneficiar	y, recorded on	November 1	.3	th
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