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Vol. 1994 Page 14478

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

35073

Vol. 1994 Page

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 J. Young, is Trustee; and  
recorded in Official/Microfilm Records, Vol. M84, Page 22086, Klamath, is Beneficiary,  
covering the following-described real property in Klamath 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 September 15, 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 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 6, 1994. William L. Sisemore, Trustee  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 6, 1994 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on May 9th, 1994 at 9:41 o'clock A.m.  
and recorded in M94 page 14478 of mortgages.

Klamath

County Clerk by

Evelyn Biehn County Clerk

Annette Mueller, Deputy

Fees: \$10.00

After recording return to:

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



STATE OF OREGON )  
 ) SS  
 County of Klamath )

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

Neal S. Wadley  
 5462 Eastwood Drive  
 Klamath Falls, OR 97603

Donnell Wadley  
 5462 Eastwood Drive  
 Klamath Falls, OR 97603

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

Donnell Wadley  
 566 Bartlett  
 Klamath Falls, OR 97603

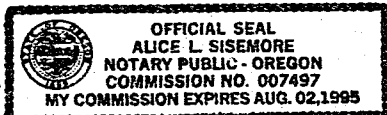
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 May 9, 1994. 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  
 William L. Sisemore

Subscribed and sworn to before me on May 9, 1994.



Alice L. Sisemore  
 Notary Public for Oregon  
 My Commission Expires: 8/2/95

STATE OF OREGON )  
 ) SS  
 County of Klamath )

I certify that the within instrument was received for record on the      day of     , 19    , at      o'clock      M, and recorded in 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

# 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

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 13, 20, 27, 1994

JUNE 3, 1994

Total Cost: \$316.16

Sarah L. Parsons

Subscribed and sworn to before me this 3rd

day of JUNE

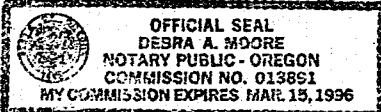
19 94

Debra A Moore

Notary Public of Oregon

3-10-96

My commission expires



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

Reference is made to that Trust Deed wherein N.S. WADLEY is Grantor, KLAMATH COUNTY TITLE COMPANY, is Trustee, and Edward C. Dore, Jeanne M. Dore, and Rose J. Young, is Beneficiary recorded in Office of the Clerk of the County Records, Vol. M80, Page 22086, Klamath County, Oregon, covering the following described real property in Klamath 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 \$11.00 monthly due May 1994

and a like installment each month thereafter; real property taxes advanced for the years 1984 through 1993 to 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 September 15, 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 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 6, 1994  
William L. Sisemore,  
Successor Trustee  
#6353, May 13, 20, 27,  
1994, June 3, 1994

CC

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35076

STATE OF OREGON,

County of Klamath } ss.I, William L. Sisemore

being first duly sworn, depose, say and certify that:

I am the SuccessorN. S. Wadley

trustee in that certain trust deed executed and delivered by

to Klamath County Title Company

as grantor

in which Edward C. Dore, Jeanne M. Dore and Rose J. Young

as trustee,

is beneficiary, recorded on November 13, 19 80, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M80, at page 22086 or as fee/file/instrument/microfilm/reception No.                      (indicate which), covering the following described real property situated in said county:

Lot 46 in Block 3 of Tract 1017, Mountain Lakes Homesites, according to the official plat thereof on file in the office to the County Clerk of Klamath County, Oregon..

I hereby certify that on November 15, 19 94, the above described real property was not occupied.

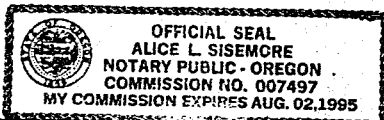
The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

William L. Sisemore

Trustee

Subscribed, sworn to and acknowledged before me this 15 day of November, 19 94.

(SEAL)

Alice L. Sisemore

Notary Public for Oregon

My Commission expires: 8/2/95TRUSTEE'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.)

Fee \$25.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of November, 19 94, at 2:43 o'clock P.M., and recorded in book/reel/volume No. M94 on page 35073 or as fee/file/instrument/microfilm/reception No. 91099, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Evelyn Biehn TITLE  
Deputy