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Vol. 14479 Page 14479

91101

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

Page 35081

Reference is made to that Trust Deed wherein Bob Felice and Frank Ditto, aka Franklin T. Ditto, is Grantor;

KLAMATH COUNTY TITLE COMPANY, is Trustee; and

Edward C. Dore, Jeanne M. Dore and Rose J. Young, is Beneficiary,

recorded in Official/Microfilm Records, Vol. M83, Page 4513 Klamath

County, Oregon, covering the following-described real property in Klamath County, Oregon:

Lot 35 in Block 1 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 in the amount of \$156.64 due July 1989, and a like installment due each month thereafter plus real property taxes for the year 1992-93 in the amount of \$142.36 plus interest; year 1993-94 in the amount of \$128.58 plus interest.

The sum owing on the obligation secured by the trust deed is: \$10,186.45 plus interest at the rate of 12% per annum from June 20, 1989, plus real property taxes for the years 1992-93 and 1993-94.

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 10:30 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.

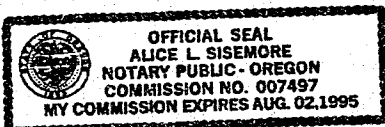
William L. Sisemore, Trustee
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

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 9:43 o'clock A.m.
and recorded in 1994 page 14479 of mortgages.

Klamath County Clerk by Evelyn Biehn, Deputy

Fees: \$10.00

After recording return to:

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



INDEXED

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35082

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

Bob Felice
Box 549
Gilroy, CA 95021

Frank Ditto
Franklin T. Ditto
Box 549
Gilroy, CA 95021

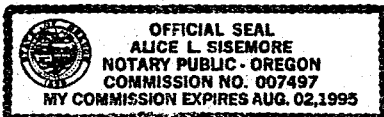
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 #6358

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

BOB FELICE/FRANK DITTO, aka FRANKLIN
DITTO

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

EQUIR

(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

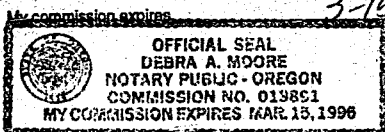
day of JUNE

19 94

Debra A Moore

Notary Public of Oregon

3-15 1996



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

Reference is made to that Trust Deed wherein BOB FELICE/FRANK DITTO aka FRANKLIN DITTO is Grantor, KLAMATH COUNTY TITLE COMPANY, is Trustee, and Edward C. Dore, Jeanne M. Dore and Rose J. Young, is Beneficiary, recorded in Official Microfilm Records, Vol. M83, Page 4513, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 35 in Block 1 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 in the amount of \$156.64 due July 1989, and a like installment due each month thereafter plus real property taxes for the year 1992-93 in the amount of \$142.36 plus interest; year 1993-94 in the amount of \$128.58 plus interest.

The sum owing on the obligation secured by the trust deed is: \$10,186.45 plus interest at the rate of 12% per annum from June 20, 1989, plus real property taxes for the years 1992-93 and 1993-94, 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 10:30 o'clock AM 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
#6358 May 13, 20, 27,
1994 June 3, 1994

OC

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35084

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore

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

I am the Successor

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,

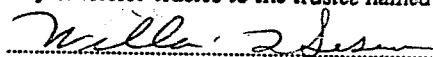
is beneficiary, recorded on March 28, 1983, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M83, at page 4513 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

Lot 35 in Block 1 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.

I hereby certify that on November 15, 1994, the above described real property was not occupied.

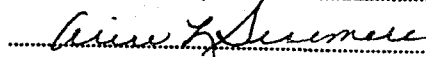
The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.



Trustee

Subscribed, sworn to and acknowledged before me this 15 day of November, 1994.

(SEAL)

Notary Public for Oregon

My Commission expires: 8/2/95

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.)

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, 1994,
at 2:44 o'clock P.M., and recorded
in book/reel/volume No. M94 on
page 35081 or as fee/file/instru-
ment/microfilm/reception No. 91101

Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk



TITLE

Deputy