11-15-94P02:44 RCVD

91102

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

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7//	1.1-	

KLAMATH COUNTY TITLE COMP	ANY		, is Grant
Edward C. Dore, Jeanne M. D			, is Trustee; a
recorded in Official/Microfilm Records		Klamath	, is Beneficia
covering the following-described real	property in Klamath		County, Oregon:
Lot 3 in Block 8 of Tract plat thereof on file in the	1017, Mountain Lakes Ine office of the County	Homesites, accord y Clerk of Klama	ding to the official th County, Oreg <b>o</b> n.
#####################################			
No action is pending to recover any p	art of the debt secured by the	trust deed.	
The obligation secured by the trust de \$248.45 due July 1989, and exes for the year 1993-94 in	a like installment each	grantor has failed to p ch month thereaf	ay the following: Installm ter; plus real propert
<b>The arms and a second </b>			
The sum owing on the obligation sector annum from June 20, 1989,	plus real property tax	6,814.55 plus in kes for the year	terest at the rate of 1993-94
olus trustee's fees, attorney's fees, for rust deed.	eclosure costs and any sums	advanced by beneficia	ry pursuant to the terms of se
Beneficiary has and does elect to sell	l the property to patient, the al-		
Denominary has and does elect to sen	the property to satisfy the ob	ongation pursuant to C	PHS 86.705 to 86.795.
The property will be sold as provided	by law on Septe	mber 15 19	94 at 10:45 check A
pased on standard of time established		Main St., #301,	94 , at 10:45 o'clock A
Klamath Falls	, Klamath	County, Ore	
nterested persons are notified of the ri	ght under ORS 86.753 to have the	his proceeding dismis:	sed and the trust deed reinstate
by payment of the entire amount then d	ue, other than such portion as	would not then be due	had no default ocurred, togeth
vith costs, trustee's and attorney's fee	s, and by curing any other def	ault complained of in	this Notice, at any time prior
ive days before the date last set for s		$\cap$	
Noted May 6 4006	Dic. Ol.	$\sim V_{\star}$	
Dated: <u>May 6</u> , 1994.	William T S	isemore, Success	or Trustee , Truste
STATE OF OREGON, County of	Klamath		
The foregoing was acknowledged		ss	hu
	L. Sisemore		оу
		<del></del> ,	
Min Disener	Notary Public for Oregon	- My Commission E	uniron 8/2 40.95
	Notary Fublic for Olegon	- My Commission E	xpires: <u>072</u> , 19 <u>32</u>
ertified to be a true copy:	CREE CONTRACTOR OF ACTIVITIES	<b>6</b> 1.	
ertified to be a fide copy.	OFFICIAL SEAL AUCE L. SISEMORE	·	
	NOTARY PUBLIC - OREGON		Attorney for Truste
MY C	COMMISSION NO. 007497 COMMISSION EXPIRES AUG. 02,1995	<b>1</b>	
Teacherna .	Klamath	3	
TATE OF OREGON, County of		SS	04 . 0.22
Filed for record on	May 9th	1, 19	94 at 9:32 o'clock A
nd recorded in 2194 page 14469	t or mortgages.	D1 D4-1	0
Klam	ath o	Evelyn Biehn	
1/m C#		annette M	celle, Depu
B \$10.00	eath County Clerk by		
Fees: \$10.00	County Clerk by		
	County Clerk by	21500	80.
fter recording return to:	County Clerk by	CONRISSIO	MERC
fter recording return to: WILLIAM L. SISEMORE	County Clerk by	TOWN! SSTO	MADEXED
fter recording return to:	County Clerk by	T.CO.HICZIO	MERC
fter recording return to:  WILLIAM L. SISEMORE Attorney at Law 540 Main Street	County Oldin by	S COMISSION	MERC
fter recording return to:  WILLIAM L. SISEMORE Attorney at Law	County Clerk by	1 COM 1530	MERC

STATE	OF C	REGON		}	
		- 44	+ 1	) 5	38
County	of	Klama	t.b	)	

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 Bob Calvert Box 549 Gilroy, CA

Frank 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 \_, 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

person includes corporation and any other legal or commercial entity.

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 William L. Sisemore Subscribed and sworn to before me on May **, 19** 94 . OFFICIAL SEAL
ALICE L. SISEMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 007497
MY COMMISSION EXPIRES AUG. 02,1995 esemere Notary Public for Oregon My Commission Expires: 8/2/95 STATE OF ORLGON County of Klamath I certify that the within instrument was received for record on the 19\_ o'clock \_\_M, and recorded in \_day of \_, at 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: 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 #6357
TRUSTEE'S NOTICE OF DEFAULT AND
ELECTION TO SELL AND OF SALE BOB FELICE, FRANK DITTO, BOB CALVERT
a printed copy of which is hereto
annexed, was published in the entire
•
issue of said newspaper for FOUR
• •
FOUR (_4 insertions) in the following issues: MAY 13, 20, 27, 1994
FOUR (_4 insertions) in the following issues:
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FOUR  (_4 insertions) in the following issues:  MAY 13, 20, 27, 1994  JUNE 3, 1994  Fotal Cost: \$291.84
FOUR  (_4 insertions) in the following issues:  MAY 13, 20, 27, 1994  JUNE 3, 1994
FOUR  (4_ insertions) in the following issues:  MAY 13, 20, 27, 1994  JUNE 3, 1994  Fotal Cost: \$291.84  Anah L. Gusson
FOUR  (4 insertions) in the following issues:  MAY 13, 20, 27, 1994  JUNE 3, 1994  Fotal Cost: \$291.84  Anah L. Juneros  Subscribed and aworn to before me this
FOUR  (4 insertions) in the following issues:  MAY 13, 20, 27, 1994  JUNE 3, 1994  Fotal Cost: \$291.84  Anah L. Juneros  3rd

OFFICIAL SEAL
DEBRA A. MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 013851
MY COMMISSION EXPIRES MAR. 15, 1936

TRUSTEE'S NOTICE
OF DEFAULT
AND ELECTION TO
SELL AND OF SALE
Reference. Is,
made to that Trust
Deed wherein BOB FE
LICE; FRANK DITTO
and BOB CALVERT, Is
Grantor, KLAMATH
COUNTY TITLE COMPANY, IS Trustees and
Edwerd C. Dore,
Jeanne M. Dore and
Rose J. Young, Is Beneficiary recorded in
Official/Microfilm
Records, Vol. M83,
Page 4517, Klamath
County, Oregon, covering the following described real property
in Klamath County, Oregon:

Lot 3 in Block 8 of Tract 1917, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the 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 its in-default because the grantor has falled to pay the following: Installment of \$248.45 due July 1989, and a like installment each month thereafter, plus real property taxes for the year, 1993-94, in, the amount of \$140.76.

The sum owing

The sum owing on the obligation seccured by the trust deed is: \$15,874.55 plus in larest at the rate of 1256 per annum from June 20, 1989, plus real property; taxes, for the year 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 10:45 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 curred, together with costs, trustee's and at-torney's fees, and by curing any other default complained of in this Notice, at any time prior to five days be-fore the date last set for sale. DATED: May 6, 1994

William L. Sisemore, Successor Trustee #6357 May 13', 20, 27, 1994 June 3, 1994

	FFIDAVIT AS TO NON-OCC	UPANCY 35088
STATE OF OREGON,		
County of Klamath	. 59.	
I, William L. Sisemore		
being first duly sworn, depose, say and cartify t	hat:	***************************************
I am the Successor Bob Felice, Frank Ditto & Bob Ca to Klamath County Title Company	····· trustee in that (	Arthin trust deed executed and definered to
Viamath County Mile Communication	lvert	as draptor
to Ridmath County little Company		as grantor
in which Lawett of Bole, Seame M. Do	re and Rose J. Toung	***************************************
County Oregan in Land 1	183, 1953, in the mor	fgage records ofKlamath
in which Edward C. Dore, Jeanne M. Do is beneficiary, recorded on March 28  County, Oregon, in book/reel/volume No	, at page .45.1./	or as fee/file/instrument/microfilm/recep-
tion No (indicate which), covering	g the following described rea	I property situated in said county:
Lot 3 in Block 8 of T	ract 1017. Mountain I	akes Homesites, according
to the official plat	thereof on file in th	se office of the County
Clerk of Klamath Coun	ty, Oregon.	
활성을 하면 하다 보는 기가 가지 않았다		
발발되었다. 그는 그는 아내를 되고 있고 하네요.		
요즘 중요하는 그들이 모두 차려 하는 것들이 것		
역사가 여러 보는 어떤 교육률으로 살려가 있다.		
발표 그리는 사람들이 있는 그렇게 모드 같아.		
Y	16	
The word "tracked as a set to the	E	e described real property was not occupied.
first mentioned above.	lavit means any successor-tr	ustee to the trustee named in the trust deed
THE STATE OF THE S	Wille	2 disam
		Trustee
Subscribed, sworn to and acknowledged	before me this 16th	day of November 19 94
OFFICIAL SEAL	ate /	41
AUCE I SICTION	Miller	Lesimen Notary Public for Oregon
(SEAL) NOTARY PUBLIC - OREGON COMMISSION NO. 007497		
MY COMMISSION EXPIRES AUG. 02,1995	My Commission	expires: 8/2/95
	RS .	
Trustee's Affidavit		STATE OF OREGON,
As To Non-Occupancy		County of Klamath ss.
RE: Trust Deed from	=[	I certify that the within instrument
***************************************		was received for record on the 15th day
		of November ,1994
Grantor	1	at 2:44 o'clock P.: M., and recorded
<b>to</b>	COON'T USE THIS SPACE; RESERVED	in book/reel/volume No
***************************************	FOR RECORDING	page35085 or as fee/file/instru-
	WHERE USED,	ment/microfilm/reception No. 91102, Record of Mortgages of said County.
Trustoe	_	Witness my hand and seal of
WILLETAM RECOSTSEMORETO		County effixed.
Attorney at Law		
540 Main Street	7 005 00	Evelyn Riehn County Clerk
Klamath Falls, OR 97601	Fee \$25.00	Admitte Filebran

A. Deputy