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

Vol. m94 Page 14477

Vol. m94 Page 35089

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. M80, Page 20090 Klamath, is Beneficiary,
covering the following-described real property in Klamath County, Oregon:

Lots 47, 48 and 49 in Block 3, Lots 27 and 28 in Block 5 and Lot 7 in Block 8
all in Mountain Lakes Homesites, Tract 1017, 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 due May 1985 in the amount of \$486.00 and a like installment each month thereafter; plus real property taxes advanced in the amount of \$9,042.19, plus real property taxes for 1993-94 in the following amounts: \$121.02, 121.02, 60.51, 146.85, 146.85, 146.85 plus interest

The sum owing on the obligation secured by the trust deed is: \$34,874.85 plus interest at the rate of 12% per annum from April 12, 1985, plus real property taxes advanced in the amount of \$9,042.19, plus real property taxes for 1993-94 in the following amounts: \$121.02, 121.02, 60.51, 146.85, 146.85, 146.85.

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, 19 94, at 11:00 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, 19 94.

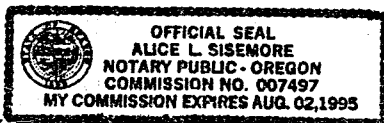
William L. Sisemore, Trustee
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 6, 19 94 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: 8/2, 19 95

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
Filed for record on May 9th, 19 94 at 9:40 o'clock A.m.
and recorded in: M94 page 14477 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



INDEXED
2/11

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35090

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

M. K. Wadley
5462 Eastwood Drive
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.

Aime 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 #6360

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: \$340.48

Sarah L. Parsons

Subscribed and sworn to before me this 3rd

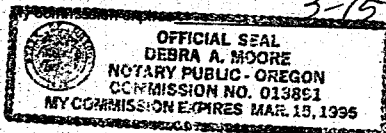
day of JUNE

19 94

Debra A. Moore

Notary Public of Oregon

3-15 19 96



TRUSTEE'S NOTICE
OF DEFAULT
AND ELECTION TO
SELL AND OF SALE
Reference is
made to that Trust
Deed wherein N.S. WA-
DLEY is Grantor;
KLAMATH COUNTY
TITLE COMPANY is
Trustee; and Edward
C. Dore, Leanne M.
Dore and Rose J.
Young, is Beneficiary,
recorded in Offi-
cial Microfilm
Records, Vol. M80,
Page 20090, Klamath
County, Oregon, cover-
ing the following de-
scribed real property in
Klamath County, Or-
egon:

Lots 47, 48 and 49
in Block 3, Lots 27 and
28 in Block 5 and Lot 7
in Block 8 all in Moun-
tain Lakes Homesites,
Tract 1017, according
to the official plat
thereof on file in the of-
fice of the County
Clerk of Klamath Coun-
ty, Oregon.

No action is pend-
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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 pay the following: in-
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in the amount of
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thereafter; plus real
property taxes ad-
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of \$9,042.19, plus real
property taxes for 1993-
94 in the following
amounts: \$121.02,
121.02, 60.51, 146.85,
146.85, 146.85 plus inter-
est.

The sum owing on
the obligation se-
cured by the trust deed
is:

\$34,874.85 plus interest
at the rate of 12% per
annum from April 12,
1985, plus real property
taxes advanced in the
amount of \$9,042.19,
plus real property
taxes for 1993-94 in the
following amounts:
\$121.02, 121.02, 60.51,
146.85, 146.85, 146.85,
plus trustee's fees, at-
torney's fees, foreclo-
sure costs and any
sums advanced by ben-
eficiary 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 11:00 o'clock
AM based on standard
of time established by
ORS 187.110 at 540 Main
St., #301, Klamath
Falls, Klamath County,
Oregon.

Interested per-
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 occur-
red, together with
costs, trustee's and at-
torney's fees, and by
curing any other de-
fault 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
#6360 May 13, 20, 27,
and June 3, 1994

OC

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35092

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

N. S. Wadley

as grantor

to Klamath County Title Company

as trustee,

in which Edward C. Dore, Jeanne M. Dore and Rose J. Youngis beneficiary, recorded on November 13, 19 80, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M80, at page 20090 or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county:

Lots 47, 48 and 49 in Block 3, Lots 27 and 28 in Block 5
and Lot 7 in Block 8 all in Mountain Lakes Homesites, Tract
1017, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

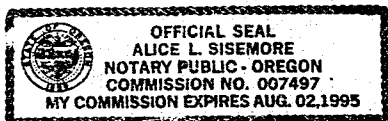
I hereby certify that on November 15, 19 94, the above described real property was not occupied.

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

Trustee

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

(SEAL)



Alice L. Sisemore
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, 19 94,
at 2:44 o'clock P.M., and recorded
in book/reel/volume No. M94 on
page 35089 or as fee/file/instrument/microfilm/reception No. 91103,
Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Deputy Clerk Deputy