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

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

-80642

11-15-94P02:44 RCVD

91103

5	KLAMATH COUNTY TITLE COMPANY	, is Grantor;
<b>:</b> -	Edward C. Dore, Jeanne M. Dore and Rose J. Young	, is Trustee; and
F	Identité d'éconet de la contra	, is Beneficiary,
	recorded in Official/Microfilm Records, Vol. M80, Page 20090	Klamath County, Oregon,
1.5	covering the following-described real property inKlamath	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		
based on standard of time established by ORS 187.	.110 at 540 Main St., #301,	
Klamath Falls Kla	amath 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.

Dated: <u>May 6</u> , 19	94	Willia	· 2	lesen	_	. Trustee
		illiam L. Sisen	nore, Suc	cessor Tru	stee	_, "00100
STATE OF OREGON, County of	Klamath			\$5		
The foregoing was acknowl William L. Sisemo	edged before me on _ ore	May 6	<u>,</u> 19	<u>94</u> by		
acin Lism	nereNotary Put	blic for Oregon — M	y Commissi	on Expires: _	8/2	_, 19 <u>95</u>
Certified to be a true copy:	A OFFICIAL	SEAL -	<b></b>			
	ALICE L SIS NOTARY PUBLIC COMMISSION N MY COMMISSION EXPIRE	C - OREGON			Attorney f	or Trustee
STATE OF OREGON, County of		ALCONTRACTOR DE LA CONTRACTÓR DE LA CONT		\$\$		
feeting of the second se		May	9+h	_, 19 <u>94</u> _at_		ok 4
and recorded in. M94 page 1		······································		_, 10 <u>74</u> al _	-9;40_000	ск <u>"А</u> .п.
			velyn Bi	ehn County Mull	Clerk	Deputy
Fees: \$10.00						, Deputy
After recording return tc:	na an a				,	NUEXES
WILLIAM L. SISEMORE Attorney at Law 540 Main Street			CONTRACT.	N.A	2	~~
Klamath Falls, OR 97601						
				ATE OF OF	20 <sup>5</sup>	

## STATE OF OREGON

County of Klamath )

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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

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 peneficiary 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 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.

P

William L. Sisemore

Subscribed and sworn to before me on Мауу 9 19 94 sem Notary Public for Oregon My Commission Expires: 8/2/95

STATE OF OREGON	1							
	) SS					<b>*</b>		
County of Klamath	) :	I certify	that the	within	instrument v	was received	for record on	the
day of				at			and recorded	
book/real/volume 1	No	_on page				ument/microf	ilm/reception	No.
, Record of	Mortgages	of said	County.				_	
	·							

Witness my hand and seal of County affixed.

BY

After recording, return top

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

<u>4</u> insertions) in the following issues: MAY 13, 20, 27, 1994 JUNE 3, 1994

Total Cost: \$340.48 Darch L. Porsons

<b>.</b> .							
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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 pecause the grantor has failed to pay the following: in stallment due May 1985 in the amount of \$486.00 and a like installment each month thereatler. plus real property taxes of 159.042.17, plus real property taxes for 1992 94 in the following amount: \$21.02, 121.02, p0.51, 146.03, 146.05, 146.05, plus taxes of the amount of the following amount: \$21.02, 121.02, p0.51, 146.03, 146.05, 146.05, plus taxes of the amount of the plus taxes of the stall taxes of the amount of the plus taxes of the taxes of taxes of the taxes of the taxes of taxes of taxes of taxes of taxes taxes of taxes of taxes of taxes of taxes of taxes of taxes taxes of tax \$34,874.85 plus interest at the rate of 12% per annum from April 12; 1985, plus real groparty laxes advanced in the amount of \$9,942.19, 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 forney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to self 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 persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed relinstated 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.

CATED: May 6, 1994 William L. Sisemore, Successor Trustee 65360 Apr 13, 20, 27, 1995 June 5, 1994

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	TRUSTEE'S AFFIDAVI	T AS TO NON-OCCUP	ANCY	35092
STATE OF OREGON,				
County ofKlamath	<b>83.</b>			
County of	J			
I, William L. S				·,
being first duly sworn, depose,	CESSOT	trustee in that cer	tain trust dead aver	uted and delivered by
I am the	Wadley			as grantor
to Klamath County Titl	e Company			as trustee,
to <u>Klamath County Titl</u> in which <u>Edward C. Dore</u> , is beneficiary, recorded on <sup>N</sup>	Jeanne M. Dore and		·····	
is beneficiary, recorded on County, Oregon, in book/reel/	volume No M80	., 19, in the mortg	age records of r as fee/file/instrun	ent/microfilm/recep-
tion No (indicate	which), covering the fo	llowing described real	property situated in	said county:
T t	47, 48 <u>and</u> 49 in H ot 7 in Block 8 al	1 in Mountain La	ces Homesites,	ITACL
1017	according to the	official plat the	ereor on fille	in the
offic	e of the County C	lerk of Klamath C	ounty, Oregon.	
		# 11	A.	
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I hereby certify that o	n <u>November 15</u>		described real pro	perty was not occupied
The word "trustee' as	n <u>November 15</u> used in this affidavit n	teans any successor-tru	e described real pro istee to the trustee i	perty was not occupied. named in the trust deed
I hereby certify that o The word "trustee' as first mentioned above.	n <u>November 15</u> used in this affidavit n	teans any successor-tru	e described real pro, istee to the trustee i 2	hamed in the trust deed
The word "trustee' as	n <u>November 15</u> used in this affidavit n	neans any successor-tru	e described real pro istee to the trustee	hamed in the trust deed
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The word "trustee' as first mentioned above. Subscribed, sworn to a (SEAL) (SEAL) TRUSTEE'S AFF AS TO NON-OCC RE: Trust Deed from	used in this affidavit n and acknowledged befor FICIAL SEAL E L. SISEMORE PUBLIC - OREGON SION NO. 007497 VEXPRES AUG. 02,1995	(DON'T USE THIS SPACEL RESERVED	day of <u>Nover</u> day of <u>Nover</u> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Karley</i> <i>Kar</i>	Trustee Trustee Trustee The for the trust deed Trustee tary Public for Oregor CGON, (lamath) at the within instrument record on the 15th. day 19.94 CK P.A.M., and recorded tume No. M9.4 or as fee/file/instruct (reception No. 91103)
The word "trustee' as first mentioned above. Subscribed, sworn to a (SEAL) (SEAL) TRUSTEE'S AFF AS TO NON-OCC RE: Trust Deed from	used in this affidavit n and acknowledged befor FICIAL SEAL E L. SISEMORE PUBLIC - OREGON SION NO. 007497 VEXPRES AUG. 02,1995	(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COMMIES	day of <u>Nover</u> day of <u>Nover</u> <i>userel</i> <i>No</i> <i>expires:</i> <i>STATE OF ORI</i> <i>County of</i> <i>I certify thu</i> <i>was received for</i> <i>of</i> <u>November</u> <i>at</i> <u>2:44</u> <i>oclo</i> <i>in book/reel/vol</i> <i>page</i> <u>35089</u> <i>ment/microfilm</i> , <i>Record of Morts</i>	Trustee Trustee Trustee The for the trust deec Trustee tary Public for Oregon GGON, (lamath) set the within instrument record on the 15th. day for the 15th
The word "trustee' as first mentioned above. Subscribed, sworn to a OF (SEAL) TRUSTEE'S AFE AS TO NON-OCC RE: Trust Deed from	used in this affidavit n and acknowledged befor FICIAL SEAL E L. SISEMORE PUBLIC - OREGON SION NO. 007497 EXPRES AUG. 02,1995 CONTRACT UPANCY Grantor Trustee	(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COMMIES	day of <u>Nover</u> day of <u>Nover</u> <i>Korred</i> <i>State OF ORI</i> <i>County of Movember</i> <i>atat</i>	Trustee aber
The word "trustee' as first mentioned above. Subscribed, sworn to a OF ALC NOTARY COMMISSION TRUSTEE'S AFE AS TO NON-OCC RE: Trust Deed from to WILL'IAM "ECOSTSEN Attorney at Lay	used in this affidavit n and acknowledged befor FICIAL SEAL E L. SISEMORE PUBLIC - OREGON SION NO. 007497 IDAVIT UPANCY Grantor Trustee FURE TO	(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COMMIES	day of <u>Nover</u> day of <u>Nover</u> <i>Korred</i> <i>State OF ORI</i> <i>County of Movember</i> <i>atat</i>	Trustee Trustee Trustee aber
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