

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

Reference is made to that Trust Deed wherein Maggie Hughes, a single girl

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 8226, Klamath, is Beneficiary,  
covering the following-described real property in Klamath County, Oregon,  
County, Oregon:

Lot 17 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 due March 1990 in the amount of \$75.06 and a like amount each month thereafter; real property taxes for 1988-89 in the amount of \$6.69; 1989-90 \$152.13; 1990-91 \$141.37; 1991-92 187.65; 1992-93 \$135.64; 1993-94 \$121.02 plus interest

The sum owing on the obligation secured by the trust deed is: \$5,520.98 plus interest at the rate of 9% per annum from March 1, 1990, plus real property taxes for 1988-89 - 6.69; 1989-90 152.13; 1990-91 141.37; 1991-02 - 187.65; 1992-93 - 135.64; 1993-94 - 121.02 plus interest

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 11:15 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.

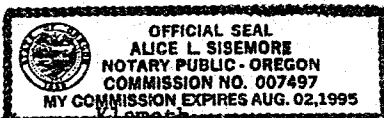
William L. Sisemore, Trustee  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

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 9:31 o'clock A.m. and recorded in M94 page 14468 of mortgages.

Klamath County Clerk by

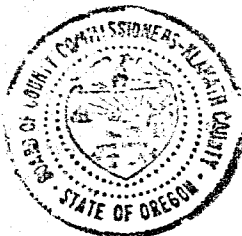
Evelyn Biehn County Clerk

Annette Mueller, Deputy

Fees: \$10.00

After recording return to:

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



INDEXED

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35094

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

Maggie Hughes  
612 Fillmore Street  
San Francisco, CA 94117

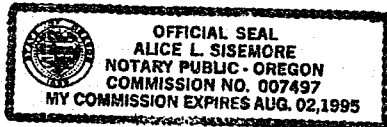
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 #6356

TRUSTEE'S NOTICE OF DEFAULT AND

ELECTION TO SELL AND OF SALE

MAGGIE HUGHES, A SINGLE GIRL

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

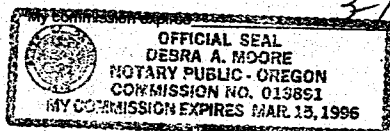
day of JUNE

19 94

*Debra A. Moore*

Notary Public of Oregon

3-15 19 96



TRUSTEE'S NOTICE  
OF DEFAULT  
AND ELECTION TO  
SELL AND OF SALE  
Reference is  
made to Trust Deed  
wherein MAG-  
GIE HUGHES, a single  
girl, is Grantor; KLA-  
MATH COUNTY  
TITLE COMPANY, is  
Trustee; and Edward  
C. Dore, Jeanne M.  
Dore and Rose J.  
Young, is Beneficiary,  
recorded in Offi-  
cial/Microfilm  
Records, Vol. M84,  
Page 8226, Klamath  
County, Oregon, cover-  
ing the following de-  
scribed real property  
in Klamath County, Or-  
egon:

Lot 17 in Block 3  
of Tract 1017, Mountain  
Lakes Homesites, ac-  
cording to the official  
plat thereof on file in  
the office of the Coun-  
ty Clerk of Klamath  
County, Oregon.

No action is pend-  
ing to recover any part  
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-  
stallment due March  
1990 in the amount of  
\$75.06 and a like  
amount each month  
thereafter; real prop-  
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the amount of \$6.69;  
1989-90-\$152.13; 1990-91-  
\$141.37; 1991-92-187.65;  
1992-93-135.64; 1993-94-  
\$121.02 plus interest.

The sum owing  
on the obligation se-  
cured by the trust deed  
is: \$5,540.75 plus inter-

est at the rate of 9%  
per annum from  
March 1, 1990, plus real  
property taxes for 1988-  
89-\$6.69; 1989-90-\$152.13;  
1990-91-\$141.37; 1991-92-  
187.65; 1992-93-135.64;  
1993-94-121.02 plus in-  
terest 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 11:15 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 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 oc-  
curred, 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. Stearns,  
Successor Trustee  
#6356 May 13, 20, 27,  
1994 June 3, 1994.

OC

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35096

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore

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

I am the Successor

I am the Maggie Hughes, a single girl 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 May 18, 1984, in the mortgage records of Klamath  
 County, Oregon, in book/reel/volume No. M84, at page 8226 or as fee/file/instrument/microfilm/recep-  
 tion No. (indicate which), covering the following described real property situated in said county:

Lot 17 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.

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.

*William L. Sisemore*

Trustee

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

*Alice L. Sisemore*

Notary Public for Oregon

My Commission expires: 8/2/95

(SEAL)



OFFICIAL SEAL  
 ALICE L. SISEMORE  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 007497  
 MY COMMISSION EXPIRES AUG. 02, 1995

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 2:45 o'clock P.M., and recorded  
 in book/reel/volume No. M94 on  
 page 35093 or as fee/file/instru-  
 ment/microfilm/reception No. 91104,  
 Record of Mortgages of said County.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

By *Evelyn Biehn* Deputy