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91106**TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE**Vol 1194 Page 15678Vol 1194 Page 35101

Reference is made to that Trust Deed wherein MICHAEL HITES, a single man, 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. M81, Page 6605,  
 covering the following-described real property in Klamath County, Oregon:

Lots 7 and 8 in Block 5 Mountain Lakes Homesites Tract No. 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 of \$189.05 due Oct. 1987, and a like amount each month thereafter; plus real property taxes advanced in the amount of \$672.95, plus interest thereon; plus real property taxes for 1990-91-\$145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58, plus interest thereon on acct#3606-16C-700; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58 on acct #3606-16C-6900, plus interest thereon.

The sum owing on the obligation secured by the trust deed is: \$11,476.52 plus interest at the rate of 12% per annum from 9/15/87; plus real property taxes advanced in the amt. of \$672.95, plus interest thereon; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58, plus int. thereon on acct# 3606-16C-7000; plus 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58 on acct# 3606-16C-6900, plus interest thereon.  
 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 11:45 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 18, 19 94.

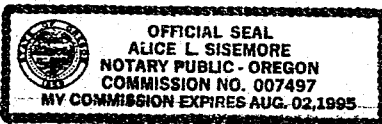
William L. Sisemore, Trustee  
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 18, 1994 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: Aug 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on May 18th, 19 94 at 11:03 o'clock A.m.  
 and recorded in M93 page 15678 of mortgages.

Evelyn Biehn Klamath County Clerk by Dorlene Mullendore

After recording return to: \$10.00

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

INDEXED

4100  
ck

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35102

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

Michael Hites  
c/o Caffey  
420 Kailua Road  
Kailua, HI 96734

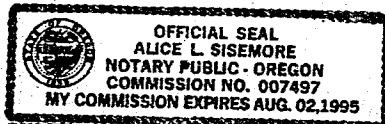
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 18, 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 18, 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  
WILLIAM L. SISEMORE  
Attorney at Law  
540 Main Street  
Klamath Falls, OR 97601

# 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 #6404

TRUSTEE'S NOTICE OF DEFAULT AND

ELECTION TO SELL AND OF SALE.

MICHAEL HITES, A SINGLE MAN

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 22, 29, 1994

JUNE 5, 12, 1994

Total Cost: \$364.80

Sarah L. Parsons

Subscribed and sworn to before me this 12th

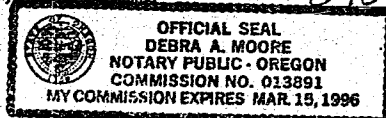
day of JUNE 19 94

Debra A Moore

Notary Public of Oregon

My commission expires

3-10 19 96



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

Reference is made to that Trust Deed wherein MICHAEL HITES, a single man, 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. M81, Page 6605, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon: Lots 7 and 8 in Block 5 Mountain-Lakes-Homesites Tract No. 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 of \$159.05 due Oct. 1987, and a like amount each month thereafter; plus real property taxes advanced in the amount of \$672.95; plus interest thereon; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58; plus interest thereon on acct#3606-16C-700; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58 on acct. #3606-16C-6900, plus interest thereon.

The sum owing on the obligation secured by the trust deed is: \$11,476.32, plus interest at the rate of 12% per annum from

9/15/87; plus real property taxes advanced in the amt. of \$672.95; plus interest thereon; plus real property taxes for 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58; plus interest thereon on acct# 3606-16C-7000; plus 1990-91-145.28; 1991-92-192.12; 1992-93-142.36; 1993-94-128.58 on acct# 3606-16C-6900, plus interest thereon, 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 11:45 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 18, 1994.  
WILLIAM L. SISEMORE,  
SUCCESSOR  
TRUSTEE  
#6404 May 22, 29, 1994  
June 5, 12, 1994

OC

## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35104

STATE OF OREGON,

County of Klamath } ss.I, William L. Sisemore

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

I am the successorMichael Hites, a single manto Klamath County Title Companyin which Edward C. Dore, Jeanne M. Dore and Rose J. Young, now known as Rose J. Isionis beneficiary, recorded on April 13, 1991, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M81, at page 6605 or as fee/file/instrument/microfilm/recep-tion No. (indicate which), covering the following described real property situated in said county:

Lots 7 and 8 in Block 5 Mountain Lakes Homesites Tract No. 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, 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

Successor Trustee

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

(SEAL)

OFFICIAL SEAL  
ALICE L. SISEMORE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 007497  
MY COMMISSION EXPIRES AUG. 02, 1995Alice L. Sisemore  
Notary Public for OregonMy Commission expires: 8/2/95TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO  
**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 35101 or as fee/file/instru-ment/microfilm/reception No. 91106,  
Record of Mortgages of said County.Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Evelyn Biehn TITLE  
Deputy