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Vol. M94 Page 14475

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE** Vol. M94 Page 35105

Reference is made to that Trust Deed wherein LAWRENCE S. BUCKNELL, 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 2620, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

Lot 11 in Block 1 of 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 of
\$156.64 due March 1985, and a like installment each month thereafter; plus property taxes
for 1992-93 in the amount of \$142.36; 1993-94 in the amount of \$146.85, plus interest.

The sum owing on the obligation secured by the trust deed is: \$10,549.59 plus interest at the rate of 12%
per annum from January 6, 1988; plus real property taxes for 1992-93 in the amount of
\$142.36; 1993-94 in the amount of \$146.85, 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.

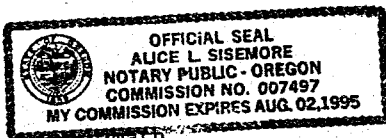
The property will be sold as provided by law on September 15, 1994, at 1:00 o'clock P.m.
based on standard of time established by ORS 187.110 at 540 Main St., #301,
Klamath Falls, Klamath County, Oregon.

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, 1994. 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, 1994 by William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: 8/2, 1995
Certified to be a true copy: Alice L. Sisemore Attorney for Trustee



STATE OF OREGON, County of Klamath ss
Filed for record on May 9th, 1994 at 9:38 o'clock A.m.
and recorded in M94 page 14475 of mortgages.

Klamath County Clerk by Annette Mueller, Deputy
Fees: \$10.00
After recording return to:

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



WIDEXED
0-1-1

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35106

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

Lawrence Bucknell
66-249 Kam Highway
Halewa, HI 96712

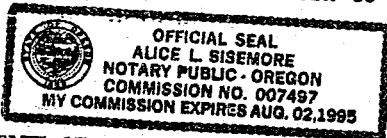
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or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

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 #6351

TRUSTEE'S NOTICE OF DEFAULT AND

ELECTION TO SELL AND OF SALE

LAWRENCE S. BUCKNELL

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

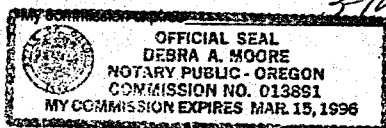
Subscribed and sworn to before me this 3rd

day of JUNE

Debra A. Moore 19 94

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 LAWRENCE S. BUCKNELL, is Grantor; KLAMATH COUNTY TITLE COMPANY, is Trustee; and Edward C. Dore, Jeanne M. Dore and Rose J. Young, is Beneficiary, recorded in the Official Microfilm Records, Vol. M81, Page 2620, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 11 in Block 1 of 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 of \$156.64 due March 1985, and a like installment each and every month thereafter; plus property taxes for 1992-93 in the amount of \$142.36; 1993-94 in the amount of \$146.85 plus interest.

The sum owing on the obligation secured by the trust deed is \$10,549.59 plus interest at the rate of

12% per annum from January 6, 1988, plus the real property taxes for 1992-93 in the amount of \$142.36; 1993-94 in the amount of \$146.85, 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 1:00 o'clock PM 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, 1994
William L. Sisemore
Successor Trustee
#6351 MAY 13, 20, 27,
1994 JUNE 3, 1994

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35108

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

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 February 17

19 81, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M81, at page 2620 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

Lot 11 in Block 1 of Mountain Lakes Homesites, Tract 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

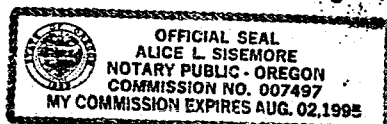
I hereby certify that on November 15, 19 94, the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

William L. Sisemore

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 2:45 o'clock P.M., and recorded in book/reel/volume No. M94 on page 35105 or as fee/file/instrument/microfilm/reception No. 91107, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *[Signature]* Deputy