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Vol. 1794 Page 14472

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE** May Page 35121

Reference is made to that Trust Deed wherein STUART TERRY FOX & JOAN SUSAN FOX, husband & wife

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. M78, Page 26931, is Beneficiary,
covering the following-described real property in Klamath County, Oregon,
County, Oregon:

Lot 15 in Block 2 of 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
\$45.00 due on September 20, 1983, and a like amount each month thereafter, plus
the sum of \$1,511.61 advanced for payment of real property taxes for the years 1981-93, plus
interest thereof, plus the sum of \$140.76 for real property taxes for 1993-94, plus interest
thereon

The sum owing on the obligation secured by the trust deed is: \$3,966.57 plus interest at the rate of 9% per
annum from August 11, 1983, plus the sum of \$1,511.61 advanced for taxes for the years 1981-93,
plus interest thereon plus the sum of \$140.76 for real property taxes for 1993-94, 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 2:00 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, 19 94.

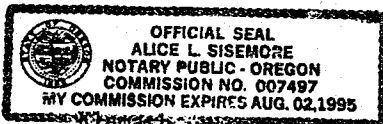
William L. Sisemore, Trustee
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath

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

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
Filed for record on May 9th, 19 94 at 9:36 o'clock A.m.
and recorded in M94 page 14472 of mortgages.

Fees: \$10.00

Klamath County Clerk by Evelyn Biehn County Clerk
Annette Mueller, Deputy

After recording return to:

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



INDEXED
R ✓

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

35122

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

Stuart Terry Fox
3881 Rambla Orienta
Malibu, CA 90265

Joan Susan Fox
3881 Rambla Orienta
Malibu, CA 90265

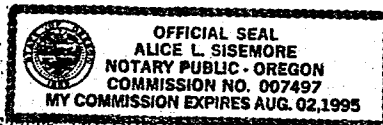
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 #6349

TRUSTEE'S NOTICE OF DEFAULT

AND ELECTION TO SELL AND OF SALE

STUART TERRY & JOAN SUSAN FOX

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

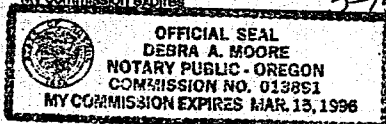
day of JUNE 19 94

Debra A Moore

Notary Public of Oregon

3-15 19 96

My commission expires



TRUSTEE'S NOTICE
OF DEFAULT
AND ELECTION TO
SELL AND OF SALE
Reference is made to that Trust
Deed wherein STUART
TERRY FOX & JOAN
SUSAN FOX, Husband
and Wife, a Grantor,
KLAMATH COUNTY
TITLE COMPANY, is
Trustee, and Edward
C. Dore, Jeanne M.
Dore and Rose J.
Young, is Beneficiary,
recorded in Offi-
cial 17 Microfilm
Records, Vol. M78,
Page 26931, Klamath
County, Oregon, cover-
ing the following de-
scribed real property
in Klamath County, Or-
egon:
Lot 15 in Block 2
of Mountain Lakes
Homesites, Tract No.
1017, according to the
official plat thereof on
file in the office of the
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County, Oregon.
No action is pend-
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of the debt secured by
the trust deed.
The obligation se-
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to pay the following: In-
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the sum of \$140.76 for
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for 1993-94, plus inter-
est thereon.
The sum being
on the obligation se-

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the years 1981-93 plus
interest thereon, plus
the sum of \$140.76 for
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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 2:00 o'clock
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dard of time estab-
lished 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 4, 1994

William L. Simpson

Successor Trustee

Filed May 13, 20, 27,

1994 June 3, 1994

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

35124

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore

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

I am the Successor

Stuart Terry Fox & Joan Susan Fox, husband & wife trustee in that certain trust deed executed and delivered by Klamath County Title Company as grantor

to Edward C. Dore, Jeanne M. Dore and Rose J. Young as trustee,

is beneficiary, recorded on November 30, 1978, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M78, at page 26931 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

Lot 15 in Block 2 of 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

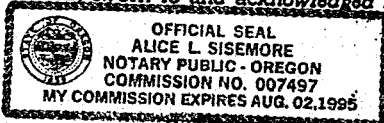
1994, the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

William L. Sisemore

Trustee

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

(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, 1994, at 2:46 o'clock P.M., and recorded in book/reel/volume No. M94 on page 35121 or as fee/file/instrument/microfilm/reception No. 91111, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Evelyn Biehn, Deputy