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08-29-94 3:43 RCVD

Vol. m94 Page 27051

TRUSTEE'S NOTICE OF DEFAULT Vol. m95 Page 500 AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein Michael D. Pearson & Danelda Pearson, husband & wife
William L. Sisemore is Grantor;
Klamath First Federal Savings and Loan Association is Trustee; and
recorded in Official/Microfilm Records Vol. M92, Page 8056 Klamath is Beneficiary,
 covering the following-described real property in Klamath County, Oregon:

Lots 2 and 15, Block 4, RIVERVIEW SECOND ADDITION to the City of Klamath Falls,
 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: Failure to
 make payment due on March 1, 1994 in the amount of \$308.00 & a like payment on the 1st day of
 each month thereafter & failure to provide fire insurance

The sum owing on the obligation secured by the trust deed is: \$33,896.19 + interest from 2/1/94 at the rate
 of 8.5% per annum + fire insurance in the amount of \$704.00 + late charges

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 January 9, 19 95, at 10:00 o'clock A.m.
 based on standard of time established by ORS 87.110 at 540 Main St., #301
Klamath Falls Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.705 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: August 29, 19 94

William L. Sisemore, Trustee

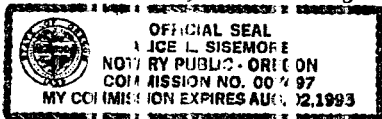
STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on August 29, 19 94 by

William L. Sisemore

William L. Sisemore Notary Public for Oregon — My Commission Expires: August 2, 19 95

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on August 29th, 19 94 at 3:43 o'clock P.m.
 and recorded in M94 page 27051 of mortgages.

Evelyn Blahn Klamath County Clerk by David M. Mullens, Deputy

After recording return to:

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

Fee \$10.00



INDEXED

D / L

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF S. J.

501

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 David Pearson
 1812 Worden Avenue
 Klamath Falls, OR 97601

Paul M. Garrick
 US Trustee
 Suite 100
 44 W. Broadway
 Eugene, OR 97401

Denelda Pearson
 1812 Worden Avenue
 Klamath Falls, OR 97601

Boyd C. Yaden
 P.O. Box 606
 Klamath Falls, OR 97601

Richard L. Garbutt (reg. mail)
 Attorney at Law
 110 N. 7th Street
 Klamath Falls, OR 97601

Keith L. Boyd (reg. mail)
 Attorney at Law
 P.O. Box 616
 Grants Pass, OR 97526-0052

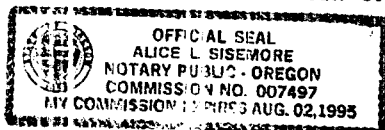
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 August, 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 August 29, 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
1540 Main Street
Klamath Falls, OR 97601

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

Klamath First Federal Savings, Loan

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for

(+ insertions) in the following issue:

SEPTEMBER 6 13 20 27 1994

Total Cost: \$291.84

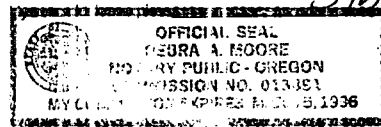
Lucas A. Gironi

Subscribed and sworn to before me this 27TH

SEPTEMBER 19 9

Notary Public of Oregon

3-15 1976



503

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

ss.

I, William L. Sisemore

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

I am the attorney & trustee in that certain trust deed executed and delivered by Michael D. Pearson & Denelda Pearson, husband & wife as grantor to William L. Sisemore as trustee, in which Klamath First Federal Savings and Loan Association is beneficiary, recorded on November 25, 1992, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M92, at page 28056 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

Lots 2 and 15, Block 4, RIVERVIEW SEC 10 ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on September 2, 1994, the above described real property was not occupied. The word "trustee" as used in this affidavit means a 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 9 day of January, 1994

January 95
September 1994

Alice L. Sisemore

Notary Public for Oregon

My Commission expires: 8/2/95

(SEAL)

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO
WILLIAM L. SISEMORE
Attorney at Law
440 Main Street
Klamath Falls, OR 97601

DO NOT USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of Jan, 1995, at 1:20 o'clock P.M., and recorded in book/reel/volume No. M95 on page 500 or as fee/file/instrument/microfilm/reception No. 93359, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE

By Dorene Mullins, Deputy

Fee 25.00