

87872
93886TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALEVol. M94 Page 28619Vol. M95 Page 1539

Reference is made to that Trust Deed wherein

Galland Hensley and Lisa D. West

Aspen Title & Escrow, Inc.

Lloyd L. Kindred and Antonia Hollopeter

recorded in Official/Microfilm Records, Vol. 93Page 15896

Klamath

covering the following-described real property in

Klamath

is Grantor;

is Trustee; and

is Beneficiary,

County, Oregon,

County, Oregon:

The Northerly one-half of the following described real property in the County of Klamath,
State of Oregon:
Beginning at a point 1073.5 feet North of a point 308.7 feet West of the corner to Townships 39
and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet to the
place of beginning, being a portion of Section 36, Township 39 South, Range 7 East of the
Willamette Meridian.
EXCEPTING THEREFROM the West 5 feet conveyed to Klamath County by Warranty Deed recorded
July 21, 1975 in Book M-75 at Page 8226, Microfilm Records.

CODE 21 MAP 3907-36DO TL 3400

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:

Payment due on June 30, 1994, July 30, 1994 and August 30, 1994 in the amount of \$414.96
each and failure to provide insurance and failure to pay 1993-94 real property taxes

The sum owing on the obligation secured by the trust deed is:

principal \$41,909.48 plus interest and taxes of \$546.62

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 20, 1995, at 10:00 o'clock A.m.
based on standard of time established by ORS 187.110 at 540 Main Street, Room 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: September 12, 1994.

STATE OF OREGON, County of

William L. Sisemore, Successor Trustee
Klamath

The foregoing was acknowledged before me on

September 12, 1994 by

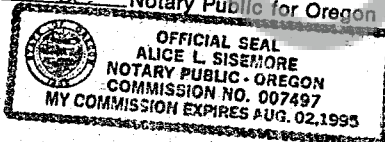
ss

William L. Sisemore

Notary Public for Oregon

My Commission Expires: August 2, 1995

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of

Klamath

Filed for record on

September 12 th

ss

and recorded in M94 page 28619 of mortgages.

, 1994 at 9:53 o'clock A.m.

Evelyn Biehn, County Klamath County Clerk by

Caroline G. Kuster, Deputy

After recording return to:

Fee \$10.00

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



INDEXED
D L

01-23-95P01:40 RCVD

Affidavit of Publication

1540

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 #6769

TRUSTEE'S NOTICE OF DEFAULT

GALLAND HENSLEY & LISA D WEST/

LYOYD L KINDRED AND ANTONIA HOLLOPETER

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:

SEPTEMBER 19, 26, 1994

OCTOBER 3, 10, 1994

Total Cost: \$340.48

Subscribed and sworn to before me this 10TH
day of OCTOBER 19 94

Debra A Moore

Notary Public of Oregon

My commission expires

3-15 19 96



OFFICIAL SEAL
DEBRA A. MOORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 013891
MY COMMISSION EXPIRES MAR. 15, 1996

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF TIME

Reference is made to that Trust Deed wherein GALLAND HENSLEY and LISA D. WEST, is trustee for, ASPEN TITLE & ESCROW, INC., is trustee, and LLOYD L. KINDRED and ANTONIA HOLLOPETER, is Beneficiary, recorded in the Official/Microfilm Records, Vol. 18, Page 15876, Klamath County, Oregon covering the following described real property in Klamath County, Oregon:

The Northern one-half of the following described real property in the County of Klamath, State of Oregon: Beginning at a point 1073.5 feet North of a point 308.7 feet West of the corner to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet to the place of beginning, being a portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian.

EXCEPTING THEREFROM the West 5 feet conveyed to Klamath County by Warranty Deed recorded July 21, 1975 in Book M-75 at Page 8226, Microfilm Records, CODE 21 MAP 3907-3600 TL 3400

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:

Payment due on June 30, 1994, July 30, 1994 and August 30, 1994 in the amount of \$114.96 each and failure to provide insurance and failure to pay 1993-94 real property taxes.

The sum owing on the obligation secured by the trust deed is: Principal \$41,909.48 plus interest and taxes of \$546.82 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 86.703 to 86.795.

The property will be sold as provided by law on January 20, 1995, at 10 o'clock A.M., based on standard of time established by ORS 187.110, at 500 Main Street, #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: September 12, 1994
William J. Sisler, Successor Trustee
#6769 September 29, 26,
1994 October 3, 10, 1994

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

1541

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 94-03037

Received for Service 09/12/94

I hereby certify that I received for service on
HENSLEY, GAYLAND RICHARD
the within:

TRUSTEE'S NOTICE OF DEFAULT/ELECTION TO SEL/&SALE

HENSLEY, GAYLAND RICHARD
was served personally, and in person, at
10619 NEEDLE DAM ROAD
KEND
at 09:20 hours. , OR, on 09/23/94,

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By

Ryan Huntsman
HUNTSMAN, RYAN

Copy to:

WILLIAM L SISEMORE, ATTORNEY AT LAW
540 MAIN STREET, SUITE #301 #301
KLAMATH FALLS OR 97601

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

1542

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 94-03037

Received for Service 09/12/94

I hereby certify that I received for service on
OCCUPANTS, ALL
the within:

TRUSTEE'S NOTICE OF DEFAULT/ELECTION TO SEL/&SALE
OCCUPANTS, ALL

was served personally, and in person, at
10619 NEEDLE DAM RD
KLAMATH FALLS
at 09:20 hours. , OR, on 09/23/94,

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

Copy to:

By

Ryan Huntsman
HUNTSMAN, RYAN

WILLIAM L. SISEMORE, ATTORNEY AT LAW
540 MAIN STREET, SUITE #301
KLAMATH FALLS

#301
OR 97601

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

1543

STATE OF OREGON)
County of Klamath) SS

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

Galland Hensley
2242 White Avenue
Klamath Falls, OR 97601

Lisa D. West
2242 White Avenue
Klamath Falls, OR 97601

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 September 12, 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 September 12, 1994.



Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/2/95

STATE OF OREGON)
County of Klamath) SS

I certify that the within instrument was received for record on the 23rd day of Jan, 1995, at 9:53 o'clock A.M., and recorded in book/real/volume No. M95 on page 1539 or as fee/file/instrument/microfilm/reception No. 93886. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

After recording, return to:

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

Bernetha G. Letsch, County Clerk
BY Audrey Mullins
Deputy

Fee \$30.00