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08-31-94P01:30 RCVD

01-25-95A11:38 RCVD

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

Vol. m94 Page 27309

Vol. m95 Page 1785

Reference is made to that Trust Deed wherein GORDON C. BURTON and LILLIAN MICHELLE BURTON, as
tenants by the entirety is Grantor,
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY is Trustee, and
EDWARD E. HICKS-BEACH and BETTY MAY HICKS-BEACH, or the survivor thereof is Beneficiary,
recorded in Official/Microfilm Records, Vol. M93, Page 13044 Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

Lots 13 and 14 in Block 2 of LENOX ADDITION, 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 payments due on July 7, 1994 and August 7, 1994 in the amount
of \$320.42 each

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

\$7,123.23 plus interest from July 5, 1994

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 10:30 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: August 31, 19 94.

STATE OF OREGON, County of Klamath

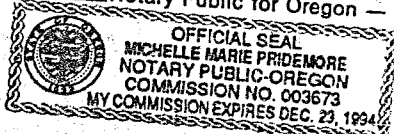
William L. Sisemore
William L. Sisemore, Successor Trustee

The foregoing was acknowledged before me on August 31, 19 94 by William L. Sisemore

Michelle Marie Pridemore

Notary Public for Oregon — My Commission Expires: 12-23, 19 94

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on Aug. 31st, 19 94 at 1:30 o'clock P.m.
and recorded in M94 page 27309 of mortgages.

Klamath County Clerk by Darlene M. Mendenhall, Deputy

After recording return to:

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

Fee \$10.00



INDEXED
D 1 ✓

NOTICE OF SUBSTITUTE SERVICE

TO: GORDON C. BURTON

You are hereby notified that you have been served with:

☐ Summons and Complaint in Case entitled:

☒ Trustee's Notice of Default and Election to Sell and of Sale of that Trust deed wherein Gordon C. Burton and Lillian Michelle Burton, as tenants by the entirety is grantor, to Mountain Title Company of Klamath County Trustee, and Edward E. Hicks-Beach and Betty Mae Hicke-Beach, or the survivor thereof is beneficiary, recorded in the Mortgage Records of Klamath County, Oregon, Vol. M93, page or document no. 13044, certified copy of which is attached hereto.

By Substitute Service on Lillian Michelle Burton a person over the age of 14 years of age who resides at your place of abode on September 15, 1994, at 7:20 o'clock, p.m. at 4021 Greensprings Drive, Klamath Falls, Oregon 97601

William L. Sisemore
Attorney and Successor Trustee

STATE OF OREGON)
County of Klamath) SS

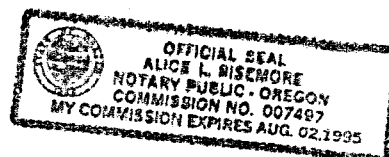
I, William L. Sisemore, certify that I am attorney and Successor Trustee; I served a copy of Trustee's Notice of Default and Election to Sell and of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to:

Gordon C. Burton, 4021 Greensprings Drive, Klamath Falls, Oregon 97601, with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on September 26th, 1994.

William L. Sisemore
William L. Sisemore
Attorney and Successor Trustee

Subscribed and Sworn to before me this 26th day of September, 1994.

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



PROOF OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

I hereby certify that I made service of the foregoing Trustee's Notice of Default and Election to Sell and of Sale, by delivering a true copy of said notice, certified to be such by the attorney for Trustee: Upon Lillian Michelle Burton, by delivering such true copy to her, personally and in person at 4021 Green Springs Drive, Klamath Falls, Oregon, 97601 on September 15, 1994 at 7:20 o'clock p.m. I also hereby certify that substitute service of the foregoing Trustee's Notice of Default and Election to Sell and of Sale was made by delivering a true copy of said notice, certified to be such by the attorney for Trustee on Lillian Michelle Burton, for Gordon C. Burton, a person over the age of 14 years of age who resides at 4021 Green Springs Drive, Klamath Falls, Oregon 97601 on September 15, 1994 at 7:20 o'clock p.m. I further certify that I am a competent person 18 years of age or older and a resident of the State of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise.

Dated September 26, 1994.

Janora A. Doyle
 Signature
P.O. Box 201, Dairy Dr 97625
 Address
(503) 537-2049
 Phone

Affidavit of Publication

1788

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 #6746

TRUSTEE'S NOTICE OF DEFAULT

GORDON C BURTON AND LILLIAN MICHELLE
/ EDWARD E HICKS-BEACH AND BETTY MAY

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 9, 16, 23, 30, 1994

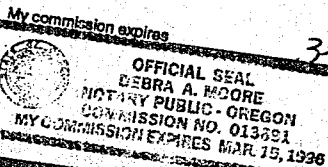
Total Cost: \$267.52

Sarah L. Parsons

Subscribed and sworn to before me this 30TH
day of SEPTEMBER 19 94

Debra A Moore

Notary Public of Oregon
3-15 19 96



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

Reference is made to
that Trust Deed where-
in GORDON C. BUR-
TON and LILLIAN
MICHELLE BURTON
as tenants by the en-
tirety, is grantor,
MOUNTAIN TITLE
COMPANY OF KLA-
MATH COUNTY, is
trustee, and EDWARD
E. HICKS-BEACH and
BETTY MAY HICKS-
BEACH, or the survivor
thereof is Beneficiary,
recorded in Official/Mi-
crofilm Records, Vol-
ume 13, Page 13044, Klamath
County, Oregon
covering the following
described real property
in Klamath County, Or-
egon:

Lots 13 and 14 in Block
2 of LEWIS ADDI-
TION, according to the
official plat thereof on
file in the office of the
County Clerk of Klamath
County, Oregon.
No portion is pend-
ing to recover any part
of the debt secured by
the trust deed.
The obligation se-
cured by the trust deed
is in default because
the grantor has failed
to pay the following:
Mortgage due on July 7,
1994 and August 7, 1994
in the amount of \$220.42

The obligation secured
by the trust deed is
\$7,123.22 plus interest
from July 3, 1994, plus
trustee's fees, attorney's
fees, and any sums ad-
vanced 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 86.705.
The property will
be sold as provided by
law on January 9, 1995,
at 10:15 o'clock a.m.,
based on standard of
time established by
ORS 137.110 at 540 Main
Street, 97601, Klamath
Falls, Klamath County,
Oregon.

Interested per-
sons are notified of the
right under ORS 86.703
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
filing 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: August 21, 1994
William L. Sizemore,
Successor Trustee
Filed September 3, 1994
23, 25, 1994

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

1789

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

Pure Project
c/o Klamath County Clerk
830 Klamath 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 August 31, 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 31, 1994.



Michelle Marie Pridemore
Notary Public for Oregon
My Commission Expires: 12-23-94

STATE OF OREGON)
) SS
County of Klamath)

I certify that the within instrument was received for record on the 25 day of Jan, 1995, at 1:30 o'clock P M, and recorded in book/real/volume No. M95 on page 1785 or as fee/file/instrument/microfilm/reception No. 94029, 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, Co. Clerk
BY Bernetha G. Letsch
Deputy

FEE: \$30.00