

STATE OF OREGON     )  
                          ) SS  
County of Klamath    )

07-31-95P01:54 CVD

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

Denise J. Rogers  
39 Main Street #1  
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 March 23rd, 1995. 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 March 23, 1995.



Michelle M. Pridemore  
Notary Public for Oregon  
My Commission Expires: 12-23-98

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:

Wm Sisemore  
540 Main St  
K Falls on

BY \_\_\_\_\_

Deputy

# Affidavit of Publication

19916

## 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 # 7208

### TRUSTEE'S NOTICE OF DEFAULT

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:

APRIL 5, 12, 19, 26, 1995

Total Cost: \$379.20

Sarah L. Parsons

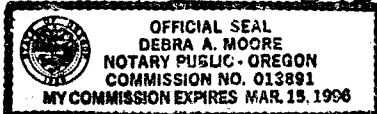
Subscribed and sworn to before me this 26TH

day of APRIL, 19 95

Debra A. Moore

Notary Public of Oregon

My commission expires 3-15-1996



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

Reference is made to  
that Trust Deed where  
in DENISE J. ROG  
ERS is grantor,  
MOUNTAIN TITLE  
COMPANY OF KLA  
MATH COUNTY is  
trustee, and DAVID E.  
KAMPFEN and CLARA  
L. KAMPFEN, or the  
survivor thereof, is  
Beneficiary, recorded  
in the Official/Micro  
film Records, Vol. M92,  
Page 10099, Klamath  
County, Oregon cover  
ing the following de  
scribed real property in  
Klamath County, Ore  
gon:

PARCEL 1: The West  
40 feet of Lot 2 in Block  
23, ORIGINAL TOWN  
OF KLAMATH FALLS,  
according to the official  
plat thereof on file in  
the office of the County  
Clerk of Klamath Coun  
ty, Oregon, TOGETH  
ER WITH the E1/2 of  
vacated Cedar Street,  
which inured thereto  
and adjoins the above  
described property.  
EXCEPTING THERE  
FROM the North 40  
feet of the West 30 feet  
of Lot 2 in Block 23,  
Original Town of Klamath  
Falls, according  
to the Official Plat  
thereof on file in the  
office of the County Clerk  
of Klamath County, Or  
egon, TOGETHER  
WITH the E1/2 of va  
cated Cedar Street,  
which inured thereto  
and adjoins the above  
described property.  
PARCEL 2: The North  
40 feet of the West 30  
feet of Lot 2 in Block  
23, Original Town of  
Klamath Falls, accord  
ing to the official plat  
thereof on file in the  
office of the County Clerk  
of Klamath County, Or  
egon, TOGETHER  
WITH the E1/2 of va  
cated Cedar Street,  
which inured thereto  
and adjoins the above  
described property.  
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: The  
monthly installment of  
\$230.03 due on February  
1, 1994 and a like pay  
ment on the 1st day of  
each month thereafter.  
The sum owing on the  
obligation secured by

the trust deed is:  
\$21,928.66 together with  
interest at the rate of  
10% per annum from  
January 12, 1994 plus  
trustee's fees, attor  
ney's fees, foreclosure  
costs 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 86.705 to 86.795.  
The property will be  
sold as provided by law  
on July 31, 1995, at 10  
o'clock A.M., based on  
standard of time estab  
lished by ORS 187.110,  
at 540 Main Street, #301,  
Klamath Falls, Klamath  
County, Oregon.

Interested persons are  
notified of the right un  
der ORS 86.753 to have  
this proceeding dis  
missed 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 occur  
red, together with  
costs, trustee's and at  
torney's fees, and by  
currying 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: March 22, 1995  
William L. Sisemore,  
Successor Trustee  
#7208 April 5, 12, 19, 26,  
1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm Sisemore  
of July A.D., 19 95 at 1:54 o'clock P M., and duly recorded in Vol. M95  
of Mortgages on Page 19915

FEE \$15.00

By Bernetha G. Letsch, County Clerk