

23
6297**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein Toni D. Bail, Is Grantor;
William L. Sisemore, Is Trustee; and
Klamath First Federal Savings and Loan Association, Is Beneficiary,
 recorded in Official/Microfilm Records, Vol. M93, Page 14656, Klamath County, Oregon,
 covering the following-described real property in Klamath County, Oregon:

Lot 47, LEWIS TRACTS, 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 the February 15, 1995 payment in the amount of \$333.00 and a like
 payment due on the 15th day of each month together with applicable late charges and
 failure to maintain the property.

The sum owing on the obligation secured by the trust deed is: full principal and balance due \$32,799.94
 together with interest at the rate of 7.5% per annum from January 15, 1995 plus 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 September 18th, 1995, at 10:00 o'clock a.m.
 based on standard of time established by ORS 187.110 at 540 Main Street, Suite #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.

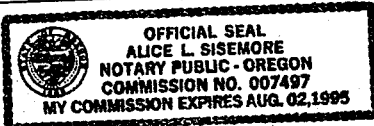
Dated: 5/15, 1995.

William L. Sisemore, Trustee
 William L. Sisemore ss

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on May 15, 1995 by
William L. Sisemore

Alice L. Sisemore Notary Public for Oregon — My Commission Expires: _____, 19____
 Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss
 Filed for record on _____ May _____, 1995 at 2:40 o'clock P.m.
 and recorded in M95 page 12545 of mortgages.

Klamath County Clerk by Annette Mueller, Deputy

After recording return to:

Fees: \$10.00

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

INDEXED
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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 # 7387

TRUSTEE'S NOTICE

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 22, 29, 1995

JUNE 5, 12, 1995

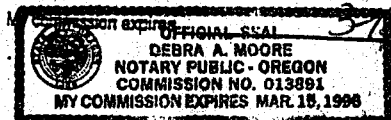
Total Cost: \$278.08

Sarah L. Parsons

Subscribed and sworn to before me this 12th
day of JUNE 19 95

Debra A. Moore

Notary Public of Oregon



TRUSTEE'S NOTICE
OF DEFAULT AND
ELECTION TO SELL
AND OF SALE
Reference is made
that Trust deed was
made to Tom D. Ball, Jr.
Grantor, William L. Sit-
semore, Trustee, and
Klamath First Federal
Savings and Loan Asso-
ciation, is Beneficiary,
recorded in the Offi-
cial/Record Book
Vol. 103, Page 1222
Klamath County, Ore-
gon covering the fol-
lowing described real
property in Klamath
County, Oregon:
Lot 4, LEWIS TRACTS,
according to the Offi-
cial/Record Book
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 the
payment in the amount of
\$233.00 and a like pay-
ment due on the 15th
day of each month to
beneficiary with applica-
ble late charges and failure
to maintain the prop-
erty.

The sum owing on the
obligation secured by
the trust deed is full
principal and balance
due \$22,722.94 together
with interest at the rate
of 12% per annum
from January 15, 1995
plus late charges 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
said real property to
satisfy the obligation
pursuant to ORS 86.753
to 86.755.
The property will be
sold as provided by law
on September 12th,
1995, at 10 o'clock A.M.,
based on standard of
time established by
ORS 187.110, at 540 Main
Street, #301, Klamath
Falls, Klamath County,
Oregon.
Interested persons are
notified of the right under
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 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 15, 1995
William L. Sitsemore
Trustee
FILED May 22, 29, 1995
June 12, 1995

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

Toni D. Bail

trustee in that certain trust deed executed and delivered by

to William L. Sisemore

as grantor

in which Klamath First Federal Savings and Loan Association

as trustee,

is beneficiary, recorded on June 21st, 1993, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M93, at page 14656 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

Lot 47, LEWIS TRACTS, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on May

1995, 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 15 day of May, 1995.



OFFICIAL SEAL
ALICE L. SISEMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 007497
MY COMMISSION EXPIRES AUG. 02, 1995

(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.!

STATE OF OREGON.

County of ss.

I certify that the within instrument
was received for record on the day
of 1995,
at o'clock M., and recorded
in book/reel/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.

NAME

TITLE

By

Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

25240

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

Stanley Dean Bail
600 Rohance
Rock Springs, WY 82901

Micheal Dawn Bail
2400 Frontage Road
Klamath Falls, OR 97601

Frederick Lynn Bail
2400 Frontage Road
Klamath Falls, OR 97601

Michael Walter
8232 California Street, Apt. #9
Buena Park, CA 90621

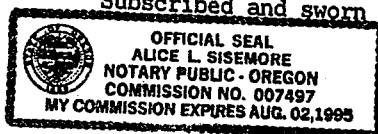
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 15, 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 May 15, 1995.



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 18th day of Sept, 19 95, at 3:51 o'clock P M, and recorded in book/real/volume No. M95 on page 2523 or as fee/file/instrument/microfilm/reception No. 6297, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

After recording, return to:

Bernetha G. Letsch, Clerk
BY A. Pitts Deputy

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

FEE: \$25.00