

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

Reference is made to that Trust Deed wherein Jane Lyons

Mountain Title Company of Klamath County, is Grantor;  
Trustees of the Effie Hetrick Living Trust Dated 9/30/91, is Trustee; and  
 recorded in Official/Microfilm Records, Vol. M94, Page 25655, Klamath, is Beneficiary,  
 covering the following-described real property in Klamath County, Oregon:

The N1/2 SW1/4 SE1/4 of Section 23, Township 36 South, Range 10 East of  
 the Willamette Meridian, 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 of \$998.04 due on February 18, 1995, and a like payment  
 due on May 18, 1995.

The sum owing on the obligation secured by the trust deed is: full balance due and payable \$14,800.92 2r15  
 plus interest at the rate of 8% per annum from November 14, 1994 until paid.

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 October 19th, 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, Oregon 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: June 13, 1995.

William L. Sisemore  
 William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on June 13th, 1995 by William L. Sisemore

Michelle M. Pridemore Notary Public for Oregon — My Commission Expires: Dec. 23, 1998

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath ss

Filed for record on June 13th, 1995 at 10:24 o'clock A.m.  
 and recorded in M95 page 15525 of mortgages.

Bernerha G. Letsch County Clerk by Spitta Lintz, Deputy

FEE: \$10.00  
 After recording return to:

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



INDEXED  
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This communication is an attempt to collect a debt, any information obtained will be used  
 for that purpose.

10-19-95P02:04 RCVD

16u 36.00

OC

28564



## 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 Successor trustee in that certain trust deed executed and delivered by

Jane Lyons as grantor

to Mountain Title Company of Klamath County as trustee,

in which Trustees of the Effie Hetrick Living Trust Dated 9/30/91

is beneficiary, recorded on August 18, 1994, in the mortgage records of Klamath

County, Oregon, in book/reel/volume No. M94, at page 25655 or as fee/file/instrument/microfilm/recep-

tion No. (indicate which), covering the following described real property situated in said county:

The N1/2 SW1/4 of Section 23, Township 36 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon.

I hereby certify that on June 13th, 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, Successor Trustee

Subscribed, sworn to and acknowledged before me this 13th day of June, 1995

(SEAL)



OFFICIAL SEAL  
MICHELLE M. PRIDEMORE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 040288  
MY COMMISSION EXPIRES DEC. 23, 1998

  
Michelle M. Pridemore  
Notary Public for Oregon

My Commission expires: December 23, 1998

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO

(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 19, at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

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

Jane Lyons  
 P.O. Box 1816  
 Burney, CA. 96013

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 June 13th, 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 June 13th, 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:

BY \_\_\_\_\_

Deputy

# Affidavit of Publication

28566

## 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 # 7500

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:

JUNE 19, 26, 1995

JULY 3, 10, 1995

Total Cost: \$278.08

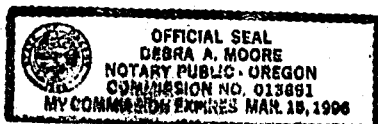
*Sarah L. Parsons*

Subscribed and sworn to before me this 10th.

day of JULY 19 95

Notary Public of Oregon

My commission expires 3-15 19 96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 19th day  
of October A.D., 19 95 at 2:04 o'clock P M., and duly recorded in Vol. M95  
of Mortgages on Page 28563

FEE \$25.00

Bernetha G. Letsch, County Clerk  
By *Annette Mueller*

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

Reference is made to  
that Trust Deed where-  
in JANE LYONS, as  
grantor, MOUNTAIN  
TITLE COMPANY OF  
KLAMATH COUNTY,  
is trustee, and TRUS-  
TEES OF THE BERTIE  
HETRICK, LIVING  
TRUST DATED 9/30/91  
is beneficiary, record-  
ed in the Official/Mi-  
crofilm Records, Vol.  
M94, Page 25655, Klamath  
County, Oregon,  
covering the following  
described real property  
in Klamath County, Or-  
egon:

The N1/2 SW1/4 SE1/4  
of Section 23, Township  
34 South, Range 10 East  
of the Willamette Mer-  
idian, 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: Fail-  
ure to make the pay-  
ment of \$998.04 due on  
February 18, 1995, and a  
like payment due on  
May 18, 1995. The sum  
owing on the obligation  
secured by the trust  
deed is full balance  
due and payable  
\$14,892.00 plus interest  
at the rate of 8% per-  
annum from November  
14, 1994 until paid 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 86.725.

The property will be  
sold as provided by law  
on October 19, 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 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 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: June 13, 1995  
William L. Sisemore,  
Successor Trustee  
#7500 June 19, 26, 1995  
July 3, 10, 1995