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10-24-95A10:36 RCVD

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96 FEB 27 1995

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

Reference is made to that Trust Deed wherein Denise J. Rogers

Mountain Title Company of Klamath County, is Grantor;
David E. Kampfen and Clara L. Kampfen, or the survivor thereof, is Trustee; and
recorded in Official/Microfilm Records, Vol. M92, Page 10099 Klamath
County, Oregon, covering the following-described real property in Klamath County, Oregon:

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 County, Oregon, TOGETHER WITH the E1/2 of vacated Cedar Street, which inured thereto and adjoins the above described property. EXCEPTING THEREFROM 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, Oregon, TOGETHER WITH the E1/2 of vacated 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, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH the E1/2 of vacated 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: Monthly installment of \$230.03 due on 2/1/94, & a like payment on the 1st day of each month thereafter. Failure to pay real property taxes for the years 1989-90; 1990-91; 1991-92; 1992-93; 1993-94; 1994-95; This foreclosure is to remove the interest of the Internal Revenue Service which was not foreclosed by the prior proceeding under the Trustee's Notice of Default and Election to Sell and of Sale which was recorded in M95, page 6672. The sum owing on the obligation secured by the trust deed is:

\$21,928.66 together with interest at the of 10% per annum from January 12, 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 February 26, 19 96, at 10:00 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 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.

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

Dated: October 24, 19 95.

William L. Sisemore

Successor Trustee

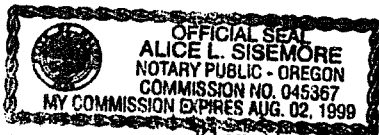
STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on October 24, 19 95 by William L. Sisemore

Alice L. Sisemore

Notary Public for Oregon — My Commission Expires Aug 2, 1999

Certified to be a true copy:



Attorney for Trustee

STATE OF OREGON, County of Klamath

Filed for record on October 24th, 19 95 at 10:36 o'clock A.m. and recorded in M95 page 28940 of mortgages.

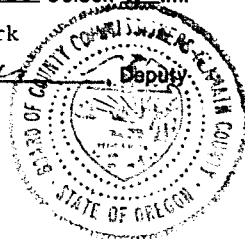
Bernetha G. Letsch Klamath County Clerk by Bernetha G. Letsch Co Clerk

After recording return to: Fees: \$10.00

INDEXED

D. L. L.

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



NOTICE OF NONJUDICIAL SALE

5338

RE Denise J. Rogers

TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property.* as shown on reverse side - also known as 39 Main Street, Klamath Falls, OR

1. The proposed sale will be held at 540 Main St., #301, Klamath Falls, OR

the following terms cash on Feb. 22, 1996, at 10:00 o'clock A.M., on

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount

Interest to date of sale

Legal fees

Selling costs

Other: recording fees, title insurance, publication

\$ 21,928.66

\$ 4,626.05

\$ 1,400.00

\$ 1,646.00

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon:

(ii) Taxpayers Name(s):

Address

(iii) Date of filing lien:

; Place of filing:

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William L. Sisemore, Attorney at Law

540 Main St., #301

NAME

NUMBER and STREET

Klamath Falls, OR 97601-6067

CITY, STATE, ZIP

DATED: October 24, 1995

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath

I, William L. Sisemore

ss.

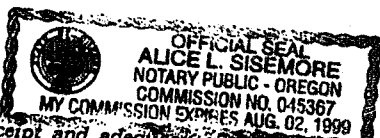
sworn, depose and say: That on October 24, 1995, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 1220 SW 3rd, Portland, OR 97204

Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon on October 24, 1995, which was not less than twenty-five (25) days prior to the sale.

William L. Sisemore

Subscribed and sworn to before me this 24 day of October, 1995

(SEAL)



Alice L. Sisemore

Notary Public for Oregon

My commission expires: 8/2/99

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated _____, 19____

By _____

Title: _____

NOTE—if signed acknowledgement is requested, submit in duplicate.

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[Faint, mostly illegible text, likely a legal description or deed, possibly containing names like "John A. ..."]

DEED OF TRUST

[Faint, mostly illegible text, likely the body of a deed of trust, possibly containing names like "John A. ..."]