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Vol. m96 Page 30359
TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE Vol. m96 Page 14386

Reference is made to that Trust Deed wherein Jerry E. Wageman, Is Grantor;
Klamath County Title Company, Is Trustee; and
LAWLESS ROOFING, INC., Defined Benefit Pension Plan, Is Beneficiary,
recorded in Official/Microfilm Records, Vol. M94, Page 4124, Klamath County, Oregon,
covering the following-described real property in Klamath County, Oregon:

The N1/2 of Lot 19 in Altamont Small Farms, 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:
\$212.59 + \$2.90 process fee for 12/8/95 and each successive month thereafter ; failure
to pay real property taxes for the years 1993-94; 1994-95; 1995-96; failure to pay KID
assessments.

The sum owing on the obligation secured by the trust deed is: \$17,000.00 together with interest at
15% per annum from 11/9/95 together with late charges in the amount of \$63.78, plus
real property taxes.

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 88.705 to 88.795.

The property will be sold as provided by law on September 24th, 19 96, at 10:15 o'clock A.m.
based on standard of time established by ORS 137.110 at 540 Main St., #301,
Klamath Falls Klamath County, Oregon.

Interested persons are notified of the right under ORS 88.753 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: May, 19 96.

William L. Sisemore Successor, Trustee
William L. Sisemore

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on May 17th, 19 96 by
William L. Sisemore

Michelle M. Pridemore Notary Public for Oregon — My Commission Expires: Dec. 23, 19 98

Certified to be a true copy:



William L. Sisemore
Attorney for Trustee

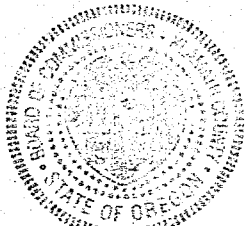
STATE OF OREGON, County of Klamath ss
Filed for record on May 17th, 19 96 at 11:47 o'clock A.m.
and recorded in M96 page 14386 of mortgages.

Klamath County Clerk by Cheryl Kussell, Deputy

After recording return to:

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

Fee \$10.00



INDEXED

3036

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

Jerry E. Wageman

as grantor

to Klamath County Title Company

as trustee,

in which Lawless Roofing, Inc., Defined Benefit Pension Planis beneficiary, recorded on February 4, 19 94, in the mortgage records of KlamathCounty, Oregon, in book/reel/volume No. M94, at page 4124, or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

The N1/2 of Lot 19 in Altamont Small Farms, 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 17th, 1996, 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 17th day of May, 1996.



(SEAL)

Michelle M. Pridemore

Notary Public for Oregon

My Commission expires: December 23, 1998TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Grantor

to

Trustee

AFTER RECORDING RETURN TO
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 _____, 19____, 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

I. William L. Sisemore, being first duly sworn, depose and say and certify that:

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:

Klamath Irrigation District
6640 KID Lane
Klamath Falls, Oregon 97603

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 17th, 1996. 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.

William L. Sisemore
William L. Sisemore

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: 12-23-98

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.

After recording, return to:

BY _____
Deputy

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #8410

TRUSTEE'S NOTICE.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

MAY 27

JUNE 3/10/17, 1996

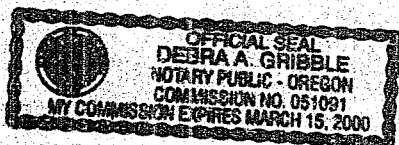
Total Cost: \$303.36

Subscribed and sworn before me this 17TH
day of JUNE 19 96

Debra A. Gribble

Notary Public of Oregon

My commission expires Mar 15 2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore, Attorney the 25th day
of September A.D., 19 96 at 2:09 o'clock P M., and duly recorded in Vol. M96,
of Mortgages on Page 30359.

FEE \$25.00

Bernetha G. Letsch, County Clerk

By Richard Ross

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE. Reference is made to the Trust Deed recorded in the Klamath County, Oregon, Records, Book 112, Page 4124, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: The N1/2 of Lot 19 in Altamont Small Farms, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. The 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: \$212.59; \$2.90 process fee for 12/28/95 and each successive month hereafter; failure to pay real property taxes for the years 1993-94; 1994-95; 1995-96; failure to pay KID assessments. The sum owing on the obligation secured by the trust deed is: \$17,000.00 together with interest at 15% per annum from 11/9/95 together with late charges in the amount of \$43.76, plus real property taxes, 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 84.705 to 84.705. The property will be sold as provided by law on September 25, 1996, at 10 o'clock a.m. based on a judgment of time established by ORS 84.710 to 84.710. This communication is an attempt to collect a debt. Any information obtained will be used for that purpose. Dated: May 17, 1996. William L. Sisemore, Successor Trustee #8410 May 27, 1996 June 3, 10, 17, 1996