Vol_<u>m96</u> Page <u>30359</u> TRUSTEE'S NOTICE OF DEFAULTVOL M96 Pag<u>4386</u> AND ELECTION TO SELL AND OF SALE 25664

Reference is made to that Trust Deed wherein _____ Jerry E. Wageman

18304

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	and the second		, is Grantor;
Klamath County T	itle Company		, is Trustee; and
LAWLESS ROOFING, INC., Defined Benefit Pension Plan			, is Beneficiary,-
recorded in Official/Micr	ofilm Records, VolM94, Page 41.24 ,	Klamath	County, Oregon,
	escribed real property in	Klamath	County, Oregon:

63 . 3 . 1

W	e N1/2 of Lot 19 in Altamont Small Farms, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon.	
-	- 2011년 1월 2 1월 2011년 1월 2	
-		ర్థ
		v.
MM	방법은 영화에 가장 방법을 얻을 수 없는 것이 많은 것이 가장 않는 것이 있는 것이 있는 것이 없다.	STP
SO.		3
X :		-0
		P2:(
N	action is pending to recover any part of the debt secured by the trust deed.	60:
ş t	e 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; failed pay real property taxes for the years 1993-94; 1994-95; 1995-96; failure to pay b seessments.	ire CID
1	e sum owing on the obligation secured by the trust deed is: \$17,000.00 together with interest a 5% per annum from 11/9/95 together with late charges in the amount of \$63.78, plus eal property taxes.	t
	s trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms st deed.	of said
B	neficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 88.705 to 86.795.	
T) bi	e property will be sold as provided by isw on <u>September 24th</u> , 19 <u>96</u> , at <u>10:15</u> o'clock sed on standard of time established by ORS 137.110 at <u>540 Main St., #301</u> Klamath Falls <u>Klamath</u> County, Oregon.	_Am.
fir Ti	h costs, trustee's and attornsy's fees, and by curing any other default complained of in this Notice, at any time a days before the date last set for sale. is communication is an attempt to collect a debt. Any information obtained will b r that purpose.	
D	ted: May , 19 96. Nellen Im Successor	Trustee
	William L. Sisemore	
S	ATE OF OREGON, County of <u>Klamath</u> ss The foregoing was acknowledged before me on <u>May /7th</u> , 1996 by	
	William L. Sisemore	
Ý	UChelle M. Pridemen Notary Public for Oregon - My Commission Expires: Nec. 23	19 <u>98</u>
С	Attorney for MICHELLS M. PRIDEMORE Attorney for Attorney	Trustee
	Filed for record on May 17th, 1996_ at _11:47 o'clock	m
	ATE OF OHEGON, County of	m. Deputy
. £	ATE OF OHEGON, County of	m. Deputy

OF OF OF

FORM No. 1172-BRUTTEE'S AFRICAVIT AS TO NON-OCCUPANCY-Coge	e Trast Elocit Sacks.	STATENS BEES LAW FUR. CO., FOUTLAND, CR. \$7204
OC .		303669
TRUSTEE'S AFFI	DAVIT AS TO NON-OCCUP	ANCY
STATE OF OREGON,		
County of		
A 2		y
being first duly sworn, depose, say and certify that I am thesuccessor Jerry E. Wageman	trustee in that cer	
to Klamath County Title Company		as trustee,
to Klamath County Title Company in which Lawless Roofing, Inc., Define is beneficiary, recorded on February 4	Benefit Pension Pla	n Klamath
is beneficiary, recorded on <u>February 4</u> County, Oregon, in book/reel/volume No194	, 19	age records of
tion No	he following described real	property situated in said county:
The NI/2 of Lot 19 in Altamont Sma thereof on file in the office of t	11 Farms, according t	to the official plat
물건 사람은 것이 가지 않는 것을 수 없는 것을 수 없다.		
1월 20일 - 2월 20일 전 1월 20일 전 1월 20일 전 1월 20일 전 1월 1999년 - 1월 20일 전 1월 20일 전 1월 20일 전 1월 20일 전 1월 20일		
I hereby certify that on <u>May 17th</u>	, 19.96, the abov	e described real property was not occupied.
The word "trustee' as used in this attice		ustee to the trustee named in the trust deed
first mentioned above.	Will	Can Liser Trustee
	William L. S	Sisemore Successor Huster
	before me this 17th	day of
Subscribed, sworn to and acknowledged	Derore me this	and Or idensela
OFFICIAL SEAL	BE MUNU	M. Pridemore Notary Public for Oregon
NOTARY PUSLIC - OREGO	N I	-
(SCAL) COMMISSION NO. 0402 MY COMMISSION EXPIRES DEC. 23, 1	998 My Commission	expires: December 23, 1998
		STATE OF OREGON,
TRUSTEE'S ÄFFIDAVIT		County of
As To Non-Occupancy		I certify that the within instrument
RE: Trust Deed from		was received for record on the day
		of
Grantor	DON'T USE THIS	at
to	ZFACE; RESERVED	page
	LABEL IN COUNTIES	ment/microfilm/reception No
Trustee	WHERE USED.)	Record of Mortgages of said County.
	= Contraction of the second	Witness my hand and seal of County affixed.
WILLIAMEL . SISEMORE		County furner
Attorney at Law 540 Main Street		NAME TITLE
Klamath Falls, OR 97601		By Deputy
	H	

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON

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

Jerry Wageman 233 Rocky Road Trail, Oregon 97541

SS

Klamath Irrigation District 6640 KID Lane Klamath Falls, Oregon 97603

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 <u>May 17th</u>, 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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

<u>illi</u> William L. Sisemore

Subscribed and sworn to before me on <u>May 17th</u>, 1996.

Michelle M. F. OFFICIAL SEAT MAL MICHELLE M. PRIDEMORE NOTARY PUBLIC - OREGON COMMISSION NO. 040288 MY COMMISSION EXPIRES DEC. 23, 1998 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) en er day of 19 at o'clock ____M, and recorded in for as fee/file/instrument/microfilm/reception No. book/real/volume No. on page , Record of Mortgages of said County. Witness my hand and seal of County affixed. \mathbb{R}^{2} After recording, return to: BY Deputy

30362 Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,

being first duly sworn, despose 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

 $(\underline{4})$ insertion(s) in the following issues: MAY 27

JUNE 3/10/17, 1996

Total Cost;	\$303). 36	
lili	Adhisha	
	INT	

Subscribed and swom before me this 17TH day of JUNE 19_96

Delala A

Notary Public of Oregon

My commission expires (1/1) 15 20 (Y)



STATE OF OREGON: COUNTY OF KLAMATH:

Thurstrief's rootace Build and or care build and the treat county the build and the treat and the treat county the care ary recorded to the ary recorded to the care of the care ary recorded to the county of the solution of the treat treat and the treat county of the solution of the care ary recorded to the county of the solution of the care ary recorded to the solution of the care ary recorded to the county of the solution of the care ary recorded to the county of the solution of the care ary recorded to the county of the formation of the solution of the care and the formation of the solution of the care ary recorded to the county of the solution of th The ubligation secured by the trust deed is in default becaus. The grantor has failed to day the the following: S12.59 / 1.52.90 process fee for 12/2/96 and each successive month successive month successive month successive month successive for the successive ments. The sum owing on the obligation secured by the irust deed is: \$17,000.00 together with thereat at 15% per an-num from 11/9/95 to bether with late charg-es in the anowart of \$33,76 plus real proper-ly faxe, plus trustee is foreclosure costs and any sums advanced by bristiciary purplant to the serms of said irust dead Beneficiary has and descipation of the set of the set

Filed for record at request of .

William L. Sisemore, Attorney A.D., 19 96 at 2:09 o'clock P M., and duly recorded in Vol. M96 __ the __ of ____September__ __ day of _____Mortgages Bernetha G. LErsch County Clerk FEE \$25.00 Kathluz Bv Dezo

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