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Donald T. Lawless a	nd Lewis E. Lav	ess	1 和65 1新島門 (1941)	15 11US(86; A)
recorded in Official/Microfilm	n Records, Vol. <u>MS</u>	. Page 24891,	Klameth	County Orago
covering the following-descr	ibed real property in .	K	math	County, Oregon:
arcel 1: Lots 1, 8, 9,	16, 17, 24, 25,	and 32, 1:	n Section 16, T	ownship 36 South, Range 12 E
f the Wilamette Meridi	an, in the Coun	cy of Klama	ish, State of C)regon.
arcel 2: The E1/2E1/	2 of Section 21	, Township	36 South, Rar	ge 12, East of the Willame
eridian, in the County	of Klamath, St.	ste of Ore	on.	
				[발표] : : : : : : : : : : : : : : : : : : :
No action is pending to reco	ver any part of the co	bt secured by	he trust deed.	
The obligation secured by th	e trust deed is in def	ruit because t	e grantor has faile	d to pay the following: Failure to
pay principal balance	of \$110,000.00	lus accru	i interest on	October 23, 1995;
The sum owing on the obliga	tion secured by the t	ust deed is:	\$120.745.85 r	lus interest at the rate of
15% per annum from Nov	ember 21, 1995.	The common terms of		The fact of the fact of
				클러 활성하는 하다 아름을 다 있습니다.
plus trustee's fees, attorney's	fees, foreclosura cos	ts and any sur	ns advanced by ber	officiary pursuant to the terms of sale
trust deed.	品等多数的 的 基本			
Beneficiary has and does elec	ct to sell the property	to satisfy the	obligation oursuar	ir to ORS 86.705 to 88.785
The property will be sold as p	rovided by law on	April 2	2	19 96 , at 10:00 o'clock A m
based on standard of time es Klamath Falls	tablished by ORS 187	.110 at	Coun	301
		walu	Coun	ıy, Oragon.
Interested persons are notified	of the right under OF	S 86.753 to hay	o this proceeding d	ismissed and the trust deed reinstated
by payment of the entire amou	nt then due, other tha	such portion	s would not then b	due had no default ocurred, together
with costs, trustee's and attori	ney's fees, and by cu	ing any other	c efault complained	of in this Notice, at any time prior to
five d≘ys before the date last		13 金属		
is communication is ar	attempt to col	lect a deb	Anv informa	tion obtained will be used i
at purpose.				
	Establish &	制.。其他。		
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경심 통령 보이 성숙 난스를 입하게 무겁니다.			00	
Dated: December 13th , 1	9 <u>.95</u> .	we	Plen 2	Lisux Successor, Trustee
		William I.	lle 2 Sisemore	As. Successor, Trustee
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WILLIAM L. SISEMORE Attorney at Law 540 Main Street Klamath Falls, OR 97501

CERTIFICATE OF NON-MILITARY SERVICE

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THIS IS TO CERTIFY that I am the Attorney and Successor Trustee for beneficiary in that certain trust deed in which Terry L. Higer and Dessa L. Hager, husband and wife, as grantor, conveyed to Klamath County Title Company, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated October 22, 1992, and recorded October 23, 1992, in the mortgage records of said county, in book/reel/volume M92, page 24891; thereafter a notice of default with respect to said trust deed was recorded December 13, 1995, in book/reel/volume M95, at page 33933, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on December 26, 1996; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Arcicle I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

After recording, return to: William L. Sisemore
540 Main St., #301

Klamath Falls, OR 97601

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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 ment: oned 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 sail 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

Forest Products / Federal Credit Union 2972 Washburn Way Klamath Falls, OR 97603

Highland Community / Federal Credit Union 3737 Shasta Way Klamath Falls, OR 97603

After recording, return to:

Dessa L. Hager P.O. Box 85 Beatty, OR 97621

South Valley State Bank 5:15 S. 6th Street Klamath Falls, OR 97603

Terry L. Hager P.O. Box 85 Beatty, OR 97621

Donald W. Rice P.O. Box 251
Bonanza, OR 97623

L. Elizabeth Rice / P.O. Box 251 Bonanza, OR 97623

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 notual notice of the lien or interest, and (d) any person requesting notice, as required by 0.08 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 December 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 nailed 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

Deputy

BY

AMENDED TRUSTEE'S NOTICE OF DEFAULT AND LECTION TO SELL TO TO STATE AMENDED TRUSTER I HOTICE OF SALE ANT

Reference is made to that certain trust deed made by Terry L. Hager and Dessa L. Hager, husband and wife, is grantor; Klamath County Title Company, is Trustee; and Donald T. Lawless and Lewis E. Lawless, is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, page 24891, , Klarath County, Oregon, covering the or as file/reel/document/instrument number following described real property in Klamath County, Oregon, to-wit:

PARCEL 1: Lots 1, 8, 9, 16, 17, 24, 25, and 32, in Section 16, Township 36 South Range 12 East of the Willamette Meridian, in the County of Camath, State of Oregon.

PARCEL 2: The E1/2E1/2 of Section 21, Townsh p 36, South, Range 12, East of the Willamette Meridian, in the County of Klamath, State of Oregon. Aldinal incones decision is

Both the peneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due is le following sums; duo is the following sums; duo i

Failure to pay principal balance of \$110,000.03 plus accrued interest on October 23, 1995;

The sum owing on the obligation secured by the crust deed is: \$120,745.85 plus interest at the rate of 15% per annum from November 21, 1995.

The Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale given pursuant thereto stated that the property would be sold on April 22, 1996, at the hour of 10:00 o'clock A. M., Standard Time, as established by Section 187.110 Oregon Revised Statutes, at 540 Main St., #301, Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default and Election to Sell and Trustee's Notice of Sale the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on December 2, 1996.

WHEREFORE, notice is hereby given that the undersigned trustee will on December 26, 1996, at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 540 Main St., \$301, in the City of Klameth Falls, County of Klamath, State of Oregon, (which is the new date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then to be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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

Dated: December 4, 1996.

William L. Sisemore, Successor Trustee

Amended Trustee's Notice of Default and Election to Sell and Amended Trustee's Notice of Sale - Page 1

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STATE OF OREGON, County of Klamath) 38: 1113 310	io mieju il arriver cam 291
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Amended Trustee's Notice of [efault and Election to Sell and Amerded Trustee's Notice of Sale - Page 2

APPIDAVIT OF MAILING AMENDEL TRUSTEE'S NOTICE OF DEPAULT

AMEN: SD TRUSTEE S NOTICE OF SALE

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 Amended Trustee's Notice of Default and Amended Trustee's 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

Forest Products Federal Credit Union 2972 Washburn Way

Klamath Falls, OR 97603

Highland Community Federal Credit Union

3737 Shasta Way Klamath Falls, OR 97603 Dessa L. Hager P.O. Box 85 Beatty, OR 97621

South Valley State Bank 5215 S. 6th Street

5215 S. 6th Street Klamati Falls, OR 97503 Terry L. Hager P.O. Box 85 Beatty, OR 97621

Keith Y. Boyd, P.C. Attorney at Law P.O. Box 616

Grants Pass, OR 97526

Said Amended Trustee's Notice of Default and Election to Sell and Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of a foreclosure proceedings, and the above named persons include all of those persons listed in ORS 86.740 and ORS 86.750(1).

Each of the notices so mailed was certified to be a true copy of the original Amended Trustee's Notice of Default and Election to Sell and Amended Trustee's 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, Oregor, on December U, 1996, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

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 ALCE L. SISEMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 045387
COMMISSION PUBLIC - OREGON
COMMISSION PUBLIC - OREGON
COMMISSION PUBLIC - OREGON
COMMISSION EXPIRES AUG. 02, 1999
H/Commission Expires coem Notary Public for Oregon H/ Commission Expires: 08/02/99 STATE OF OREGON I certify that the within instrument was received for record on the County of Klamath _day of December, 19_ o'clock M, and recorded in book/real/volume No. at` or as fee/file unstrumen /microfilm/reciption No. _on page Mortgages of said County. Witness my hand and seal of County affixed. After recording, return to: EY. WILLIAM L. SISEMORE Deputy Attorney at Low 540 Main Straet Klamath Falls, OR 97601

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

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STATE OF OREGON

County of Klamath

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 Terry L. Hager and Dessa L. Hager, husband & wife as grantors to Klamath County Title Company as trustee, in which Donald T. Lawless and Lewis 1. Lawless are beneficiaries, recorded on October 23, 1992, in the mortgage records of Klamath County, Oregon, in bcok/reel/volume no. M92, at page 24891, covering the following described real property situated in said county:

Parcel 1: Lot 1, 8, 9, 16, 17, 24, 25 and 32, in Section 16, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2: The E1/2E1/2 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

I hereby certify that on December 13, 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 rust deed first mentioned above.

rella William L. Sisemore, Successor Trustee

Subscribed, sworn to and acknowledged before my this 24th day of December, 1996.

Notary Milc for Oregon
My Compission Expires: 08/02/99

OFFICIAL SEAL
ALICE L. SISEMORE
NOTARY PUBLIC - OREGON
COMMISSION NO. 045367
MISSION EXPIRES AUG. 02, 1999

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 24th day of per, 1996, at 11:00 o'clock A. M., and recorded in book/reel/volume No. M96 on 39855 or as fee/file/instrument/microfilm/reception No. 30374 Record of December, 19<u>96</u> page <u>39855</u> Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

1 titler Jass

After recording, return to:

William L. Sisemore

Attorney at Law 540 Main St., #301 Klamath Falls, OR 97601

Fee: \$45.00