

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

Reference is made to that Trust Deed wherein ERIC CHALLE, is grantor; ASPEN TITLE & ESCROW COMPANY, INC., is Trustee; and ROBERT V. WETHERS, SR., is Beneficiary, recorded in Official/Microfilm Records, Vol. 1993, page 18503, or as file/reel/document/instrument number \_\_\_\_\_, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 10, Block 59, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, FLAT NO. 2, in the County of Klamath, State of Oregon.

Code 219 Map 3511-1600 TL 3200

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: payment due the 15th day of April 1995 in the amount of \$106.24 and a like payment on the 15th day of each month thereafter; failure to pay real property taxes for the years 1993-94; 1994-95; 1995-96; 1996-97.

The sum owing on the obligation secured by the trust deed is: \$3,528.04 plus interest at the rate of 10.2% per annum from 3/15/95

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 April 30, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 157.110 at 540 Main St., #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.

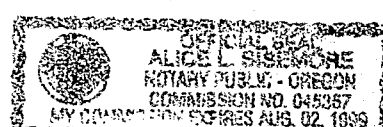
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: December 22, 1996.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on December, 1996, by William L. Sisemore.

Brian L. Sain, Notary Public for Oregon-My Commission Expires: 02/02/99



Certified to be a true copy:

\_\_\_\_\_  
Attorney for Trustee

STATE OF OREGON, County of Klamath ss  
Filed for record on December 20, 1996, at 10:00 o'clock A. M. and recorded in 1996 page 39513 or as file/reel/document/instrument number 30234 of mortgages.

Bernathu G. Letsch County Clerk, by Bernathu G. Letsch  
Deputy

After recording, return to:  
William L. Sisemore  
Attorney at Law  
540 Main Street, #301  
Klamath Falls, OR 97601

Fee: \$10.00

INDEXED

D.V.L.

## AFFIDAVIT OF MAILING 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 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

Eric Challe  
 2256 Sunrise Blvd "A" 109  
 Rancho Cordova, CA 95670-4342

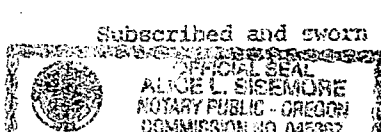
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 December 20, 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.

William L. Sisemore  
 William L. Sisemore

Subscribed and sworn to before me on December 20, 1996.



Alice L. Sisemore  
 Notary Public for Oregon  
 My Commission Expires: 08/02/99

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:

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

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 #9092

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:

DECEMBER 27, 1996

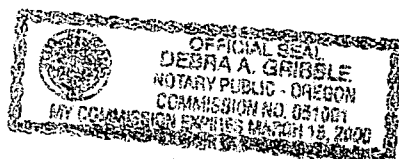
JANUARY 3/10/17, 1997

Total Cost: \$328.64

Subscribed and sworn before me this 17TH  
day of JANUARY 19 97

Notary Public of Oregon

My commission expires 3-16 2000



## TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON       )  
                              ) ss  
County of Klamath    )

I, William L. Sisamore, being first duly sworn, depose, say and certify that: I am the successor trustee in that certain trust deed executed and delivered by Eric Challe as grantor(s) to Aspen Title & Escrow, Inc. as trustee, in which Robert V. Wethern, Sr. is beneficiary(ies), recorded on July 28, 1993, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M93, at page 18503, covering the following described real property situated in said county:

Lot 10, Block 59, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

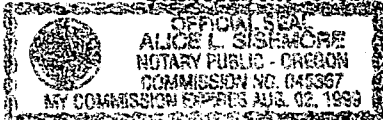
Code 219 Map 3511-16DO TL 3200

I hereby certify that on April 30, 1997, 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. Sisamore  
William L. Sisamore, Successor Trustee

Subscribed, sworn to and acknowledged before me this 30th day of April, 1997.



Alice L. Sisamore  
Notary Public for Oregon  
My Commission Expires: 08/02/99

STATE OF OREGON       )  
                              ) ss  
County of Klamath    )

I certify that the within instrument was received for record on the 30th day of April, 1997, at 3:40 o'clock P.M., and recorded in book/reel/volume No. M97 on page 13208 or as fee/file/instrument/microfilm/reception No. 39616. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Name Title

BY Kathleen Rose

After recording, return to:

Fee: \$25.00

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