

41796  
34047

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

Vol. 1997 Page 6862

Vol. 1997 Page 23569

Reference is made to that Trust Deed wherein Star & Associates, Inc., is grantor; Aspen Title and Escrow Inc., is Trustee; and Lawless Roofing Defined Pension Plan and Trust, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 1007, or as file/reel/document/instrument number 11842, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

PARCEL 1:  
Lot 13, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 2:  
The W $\frac{1}{2}$  of Lots 11 and 12, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

PARCEL 3:  
A portion of Tract #25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northeasterly corner of said Tract 25 and running thence North 88 degrees 46' West, along the Northerly boundary of said tract, 132.0 feet; thence South 0 degrees 11' East 107.33 feet; thence South 89 degrees 07' East 132.0 feet to the Easterly boundary of said tract; thence North 0 degrees 11' East along the Easterly boundary of said tract 106.93 feet, more or less, to the point of beginning. Subject to a ten foot strip of land extending along the Eastern boundary line, being reserved for county road purposes.

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: Failure to make the payment due May 12, 1996, in the amount of \$704.87, and a like payment on the 12th day of each month thereafter; failure to pay real property taxes for the years of 1994-95, 1995-96, 1996-97.

The sum owing on the obligation secured by the trust deed is: \$29,700.74 together with interest at the rate of 15% per annum from June 8, 1996, plus applicable late charges, 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 July 24, 1997 at 11:00 o'clock a.m. based on standard of time established by ORS 187.110 at 540 Main Street, #301, Klamath Falls, Oregon, 97601, 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.

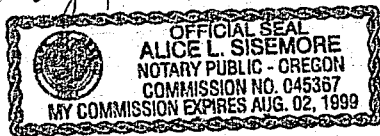
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: March 9, 1997.

William L. Sisemore  
Successor Trustee

STATE OF OREGON, County of Klamath ss  
The foregoing was acknowledged before me on March 9, 1997, by William L. Sisemore.

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



Certified to be a true copy:

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

STATE OF OREGON, County of Klamath ss  
Filed for record on March 10, 19 97, at 9:07 o'clock AM and recorded  
in M97 page 6862 or as file/reel/document/instrument number 34047 of mortgages.

Bernetha G. Letsch,

County Clerk, by Kathleen

INDEXED

After recording, return to:

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

Fee: \$10.00

## 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

Star & Associates, Inc.  
 123 North 4th Street  
 Klamath Falls, OR 97601

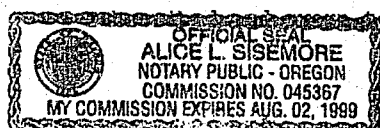
Carl B. Thornton  
 4212 Homedale Rd.  
 Klamath Falls, OR 97603

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 March 12, 1997. 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



before me on March 12, 1997.

Alice L. Sisemore  
 Notary Public for Oregon  
 My Commission Expires: 8/2/99

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: \_\_\_\_\_

BY \_\_\_\_\_

Deputy

TN

23571



## NOTICE OF NONJUDICIAL SALE

RE Star &amp; Associates, Inc., a corporation

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 attached Exhibit "A"

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at 540 Main St., #301, Klamath Falls, Klamath County, Oregon on July 24, 1997, at 11:00 o'clock A.M., on the following terms cash

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	\$ 29,700.74
Interest to date of sale 6/8/96 - 7/24/97 (approx)	\$ 5,030.52
Legal fees approx	\$ 700.00
Selling costs recording fees, publication, service fees (approx)	\$ 500.00
Other:	\$

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

NAME

540 Main St., #301

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: June 19, 1997

\*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.

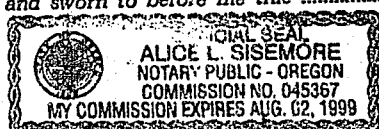
## AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, William L. Sisemore, being first duly sworn, depose and say: That on June 19, 1997, 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, 915 Second Avenue, M/S W245, Seattle, WA 98174, all in conformity with Reg. § 301.7425-3(d)(1), 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, June 19, 1997, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 19th day of June, 1997

(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.

## EXHIBIT "A"

## PARCEL 1:

Lot 13, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

## PARCEL 2:

The W 1/2 of Lots 11 and 12, Block 32, WEST KLAMATH, in the County of Klamath, State of Oregon.

## PARCEL 3:

A portion of Tract #25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northeasterly corner of said Tract 25 and running thence North 88 degrees 46' West along the Northerly boundary of said tract, 132.0 feet; thence South 0 degrees 11' East 107.33 feet; thence South 89 degrees 07' East 132.0 feet to the Easterly boundary of said tract; thence North 0 degrees 11' East along the Easterly boundary of said tract 106.93 feet, more or less, to the point of beginning. Subject to a ten foot strip of land extending along the Eastern boundary line, being reserved for county road purposes.

CODE 7 MAP 3908-13DA TL 900

CODE 7 MAP 3908-13DA TL 800

CODE 24 MAP 3909-15CA TL 2200

# 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 #9273

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:

MARCH 25

APRIL 1/8/15, 1997

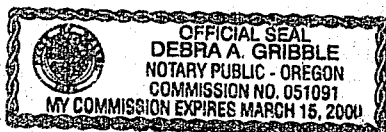
Total Cost: \$429.76

Subscribed and sworn before me this 15TH  
day of APRIL 1997

*Debra A. Gribble*

Notary Public of Oregon

My commission expires 3-15-2000



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

Reference is made to that Trust Deed when-  
ever stated as associated  
Inc., is grantor, Aspen  
Title, and Escrow, Inc.  
is Trustee and Lawless  
Rogers, Defined Pen-  
sion Plan and Trust, is  
Beneficiary, recorded  
in Official Microfilm  
Records, Vol. 1, M96,  
page 1007, or as file,  
reel/document/instru-  
ment number 01042,  
Klamath County, Ore-  
gon, covering the fol-  
lowing described real  
property in Klamath  
County, Oregon:

PARCEL 1: 1/4 of Lot 13,  
Block 32, WEST  
KLAMATH, in the  
County of Klamath,  
State of Oregon, and

PARCEL 2: 1/4 of Lot 11 and  
12, Block 32, WEST  
KLAMATH, in the  
County of Klamath,  
State of Oregon, and

PARCEL 3: 1/4 of Lot 25,  
ALTAMONT, in the County  
of Klamath, State of  
Oregon.

Beginning at a point at  
the Northeastly cor-  
ner of said Tract 25 and  
running thence North 88  
degrees 46' West, along  
the Northerly boundary  
of said tract 132.0 feet;  
thence South 0 degrees  
11' East 107.33 feet;  
thence South 89 de-  
grees 07' East 132.0 feet  
to the Easterly bound-  
ary of said tract 106.93  
feet, more or less, to  
the point of beginning.  
Subject to a ten foot  
strip of land extending  
along the Eastern  
boundary line, being re-  
served for county road  
purposes.

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

make the pay-  
ment due May 12, 1995  
in the amount of \$704.87  
and a like payment on  
the 12th day of each  
month thereafter; fail-  
ure to pay real prop-  
erty taxes for the years  
of 1994-95, 1995-96, 1996-  
97.

The sum owing on the  
obligation secured by  
the trust deed is:  
\$29,700.74 together with  
interest at the rate of  
15% per annum from  
June 8, 1996 plus appli-  
cable late charges,  
trustee's fees, attor-  
ney's fees, foreclosure  
costs and any sums ad-  
vanced 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 July 24, 1997 at 11:00  
o'clock a.m. based on  
standard of time estab-  
lished by ORS 86.710 at  
540 Main Street, Suite  
301, Klamath Falls, Or-  
egon, Klamath County,  
Oregon.

Interested persons are  
notified of the right un-  
der ORS 86.753 to have  
this proceeding dis-  
missed and the trust  
deed reinstated by pay-  
ment of the entire  
amount then due, other  
than such portion as  
would not then be due  
had no default occur-  
red, together with  
costs, trustee's and at-  
torney's fees, and by  
curing any other de-  
fault complained of in  
this Notice, at any time  
prior to five days be-  
fore 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: March 9, 1997  
William L. Sisemore,  
Successor Trustee

DATED: March 9, 1997  
#2273 March 25, 1997  
April 3, 8, 15, 1997

Lawless / Stan  
23574

JEFFERSON STATE ADJUSTERS  
PROOF OF SERVICE

STATE OF OREGON  
COUNTY OF Klamath

TRUSTEE'S NOTICE OF DEFAULT

I hereby certify that I made service of the forgoing AND ELECTION TO SELL AND OF SALE  
upon the within named respondent, by delivering or leaving a true copy of the said  
TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE as follows:

PERSONAL SERVICE

On MARCH 13, 1997 at 9:00 o'clock, A M., I delivered an original or  
true copy of the TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE to JOHNATHAN AND MARKOL RANDOLPH  
in person, at 5704 ALTAMONT ST Klamath Falls OR 97603.

SUBSTITUTE SERVICE\*

On \_\_\_\_\_, 19\_\_ at \_\_\_ o'clock, \_\_\_ M., I served \_\_\_\_\_  
on Defendant \_\_\_\_\_ by delivering an original or true copy to  
\_\_\_\_\_ a person over the age of 14 years residing  
in said party's house or usual place of abode at \_\_\_\_\_.

OFFICE SERVICE\*

On \_\_\_\_\_, 19\_\_ at \_\_\_ o'clock., \_\_\_ M., I left an original or  
true copy of the \_\_\_\_\_ with \_\_\_\_\_  
the person apparently in charge of the business office maintained by \_\_\_\_\_  
at \_\_\_\_\_.

NON FOUND

I certify that I received the within document for service on \_\_\_\_\_,  
and after due and diligent search and inquiry I have been unable to locate the within  
named \_\_\_\_\_ in Klamath County.

I further certify that I am a competent person 18 years of age or older and a  
resident of the state of service or State of Oregon, and that I am not a party to  
nor an employee of, nor attorney for any party; that the person served by me is  
the identical person named in the cause.

  
Signature

\_\_\_\_\_  
Court Case Number

MARCH 13, 1997  
Date

\*Where substituted or office service is used, the petitioner as soon as  
reasonably possible, shall cause to be mailed a true copy of the \_\_\_\_\_  
to the respondent at the respondent's dwelling house or usual place of abode,  
together with a statement of the time and date at which such service was made.



23575

JEFFERSON STATE ADJUSTERS  
PROOF OF SERVICESTATE OF OREGON  
COUNTY OF KLAMATHTRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE  
FAIR DEBT COLLECTION ACT NOTICEI hereby certify that I made service of the foregoing AND ELECTION TO SELL AND OF SALE  
upon the within named respondent, by delivering or leaving a true copy of the saidTRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE as follows:  
FAIR DEBT COLLECTION ACT NOTICE

## PERSONAL SERVICE

On MARCH 15, 1997 at 8:00 o'clock, A.M., I delivered an original or  
true copy of the TRUSTEE'S NOTICE OF DEFAULT  
AND ELECTION TO SELL AND OF SALE to JUDY RANDOLPH AND FLORENCE DELKER  
in person, at 5215 PEGGY ST KLAMATH FALLS OR 97601

## SUBSTITUTE SERVICE\*

On \_\_\_\_\_, 19\_\_ at \_\_\_ o'clock, \_\_\_ M., I served \_\_\_\_\_  
on Defendant \_\_\_\_\_ by delivering an original or true copy to  
\_\_\_\_\_ a person over the age of 14 years residing  
in said party's house or usual place of abode at \_\_\_\_\_.

## OFFICE SERVICE\*

On \_\_\_\_\_, 19\_\_ at \_\_\_ o'clock, \_\_\_ M., I left an original or  
true copy of the \_\_\_\_\_ with \_\_\_\_\_  
the person apparently in charge of the business office maintained by \_\_\_\_\_  
at \_\_\_\_\_.

## NON FOUND

I certify that I received the within document for service on \_\_\_\_\_,  
and after due and diligent search and inquiry I have been unable to locate the within  
named \_\_\_\_\_ in Klamath County.I further certify that I am a competent person 18 years of age or older and a  
resident of the state of service or State of Oregon, and that I am not a party to  
nor an employee of, nor attorney for any party; that the person served by me is  
the identical person named in the cause.  
Signature

Court Case Number \_\_\_\_\_

MARCH 15, 1997  
Date\*Where substituted or office service is used, the petitioner as soon as  
reasonably possible, shall cause to be mailed a true copy of the \_\_\_\_\_  
to the respondent at the respondent's dwelling house or usual place of abode,  
together with a statement of the time and date at which such service was made.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 24th day  
of July A.D., 19 97 at 2:23 o'clock P. M., and duly recorded in Vol. M97  
of Mortgages on Page 23569

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose