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

Vol. 1997 Page 38121
Vol. 1997 Page 22012

Reference is made to that Trust Deed wherein James A. Wood, Jr., is grantor; Aspen Title & Escrow, Inc., is Trustee; and Ethel Stranske, is Beneficiary, recorded in Official/Microfilm Records, Vol. 1991, page 26199, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A parcel of land in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street; thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin; thence South 89 degrees 15' East 71.91 feet to an iron pin; thence South 89 degrees 10' West 129.42 feet to an iron pin; thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105. Code 43 Map 0-39-100 TL 3700

Said interest was assigned December 11, 1995 to Bruce E. Brink, recorded in Vol. 1195, page 33776.

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: installment in the amount of \$136.13 due November 3, 1993 & a like installment due each month thereafter together with 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: \$14,693.39 + interest at the rate of 8% per annum from October 3, 1993 plus real property taxes for 1993-94, 1994-95, 1995-96, 1996-97.

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 86.753 to 86.755.

The property will be sold as provided by law on November 20, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 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 doing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

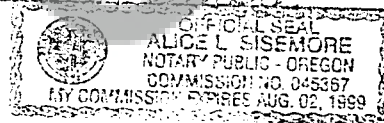
This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

Dated: July 14, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath, ss
The foregoing was acknowledged before me on July 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 July 14, 1997, at 10:00 a.m. and recorded in 1997 page 22012 of as filed document, instrument number 22012 of mortgage.

Bernatha G. Lersch, Klamath County Clerk, by Kathleen

After recording, return to:

William L. Sisemore

Attorney at Law

540 Main Street, #301

Klamath Falls, OR 97601

INDEXED

Fee: \$10.00

D. 1

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

38122

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

James A. Wood, Jr.
2025 Ogden Street
Klamath Falls, OR 97603

District Director
Internal Revenue Service
Attn: Chief, Special Procedures
915 Second Ave., M/S W245
Seattle, WA 98174

Carter-Jones Collection Service
1143 Pine Street
Klamath Falls, OR 97601

"Please Forward"

Leroy Vaughan
6015 N. 63rd Ave
Glendale, AZ 85301

Environmental Recycling
c/o Discount Lumber
4027 Miller Avenue
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.

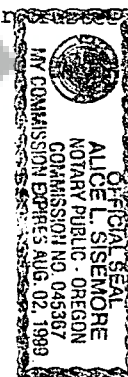
Each of the notices so mailed was certified to be a true copy of the original notice of sale by William L. Sisemore, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon full prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 14, 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, and person includes corporation and any other legal or commercial entity.

William L. Sisemore
William L. Sisemore

Subscribed and sworn to before me on July 15, 1997.

William L. Sisemore
Notary Public for Oregon
My Commission Expires: 06/02/99



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

EY _____
Deputy

TM

NOTICE OF NONJUDICIAL SALE

38123



RE James A. Wood, Jr.
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 reverse side - commonly known as 2025 Ogden St., Klamath Falls, OR 97603

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, OR on November 20, 1997, at 10:00 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	\$ 14,693.39
Interest to date of sale estimated (1,504 days) 9% per annum	\$ 5,449.03
Legal fees estimated	\$ 700.00
Selling costs title, rept., mail fees, recording fees, service fees	\$ 375.00
Other: (estimated)	\$

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

Attorney at Law

540 Main Street

Klamath Falls, OR 97603

CITY, STATE, ZIP

DATED: July 15, 1997

*Provide a detailed description, including location, of the property affected by this 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.

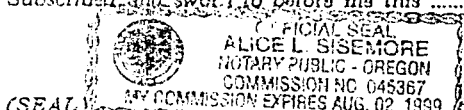
AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, William L. Sisemore, being first duly sworn, depose and say: That on July 15, 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 Ave., 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, on July 15, 1997, which was not less than twenty-five (25) days prior to the sale.

William L. Sisemore

Subscribed and sworn to before me this 15th day of July, 1997



Alice L. Sisemore
Notary Public for Oregon
My commission expires: 08/02/99

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated _____, 19____

By _____

Title: _____

NOTES—If signed acknowledgement is requested, submit in duplicate.

38124

A parcel of land in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at a point where the Southerly right of way line of Climax Avenue intersects the Easterly right of way line of Ogden Street; thence East along said Southerly right of way line of Climax Avenue a distance of 129.43 feet to an iron pin; thence South 0 degrees 28' East 72.91 feet to an iron pin; thence South 89 degrees 10' West 129.42 feet to an iron pin; thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel A of Minor Land Partition No. 80-105. Code 43 Map 3909-1BC TL 2700

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

38125

STATE OF OREGON
COUNTY OF

KLAMATH

COURT CASE NO.

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | | |
|---|------------------------------------|---|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons | <input type="checkbox"/> Small Claim | <input type="checkbox"/> Motion | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Judgment | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Order | <input type="checkbox"/> Decree | <input type="checkbox"/> Notice | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena | |
| <input checked="" type="checkbox"/> TRUSTEES NOTICE OF DEFAULT & ELECTION TO SELL | | <input checked="" type="checkbox"/> TRUSTEES NOTICE OF SALE | | |

For the within named: OCCUPANT OF 2025 OGDEN (JUNE SHORT) AND ALL OTHERS

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: JUNE SHORT at the address below.

☐ SUBSTITUTE SERVICE: By delivering an Original or True Copy to _____ a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:

☐ OFFICE SERVICE: At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.

Upon _____, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ OTHER METHOD: _____ By leaving an Original or True Copy with _____

☐ NOT FOUND: I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

2025 OGDEN
ADDRESS OF SERVICE STREET UNIT / APT / SPC#
KLAMATH FALLS
CITY OR 97603
STATE ZIP

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

15 July 97 5:40 am pm
DATE OF SERVICE TIME OF SERVICE
or not found
PRINTED IN OREGON
SIGNATURE Daniel Pett

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 #9671

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:

JULY 21/28

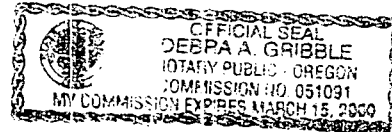
AUGUST 4/11, 1997

Total Cost: \$404.48

Subscribed and sworn before me this 11TH
day of AUGUST 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 wherein James A. Wood, Jr., is grantor; Asper, Title & Escrow, Inc., is Trustee; and **Ethel Stranske, is Beneficiary, recorded in Official / Microfilm Records, Vol. M93, page 26299, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

A parcel of land in the SW 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEGINNING at a point where the Southernly right of way line of Gilmax Avenue intersects the Easterly right of way line of Ogden Street; thence East along said Southernly right of way of Gilmax Avenue a distance of 129.43 feet to an iron pin; thence South 0 degrees 28' East 72.91 feet to an iron pin; thence South 89 degrees 10' West 129.42 feet to an iron pin; thence North along the Easterly right of way line of Ogden Street 73.43 feet to the point of beginning, said parcel being Parcel 5 of Minor Land Partition No. 80-105, Code 43 May 1909-IBC TL 2705.

**said interest was assigned December 11, 1993 to Bruce E. B... recorded in Vol. 12, page 35776.

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 installment in the amount of \$156.12 due November 2, 1997, and 3 installments

thereafter together with 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: \$14,693.39 + interest at the rate of 9% per annum from October 2, 1993 plus real property taxes for 1993-94, 1994-95, 1995-96, 1996-97.

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 at provided by law on November 20, 1997 at 10:00 o'clock a.m. based on standard of time established by ORS 107.110 at 540 Main Street, Suite 301, Klamath Falls, Oregon, 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: July 9, 1997
William L. Sisemore,
Successor Trustee
#5671 July 21, 28, 1997
August 4, 11, 1997

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 20th day
of November A.D. 1997 at 1:36 o'clock P. M., and duly recorded in Vol. M97
of Mortgages on Page 38121.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross