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TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

Vol. M97 Page 39882

98 APR 20 P3:55

TRUSTEE'S NOTICE OF SALE

Vol. M98 Page 13121

Reference is made to that Trust Deed wherein Tami L. Strawn, is grantor; Aspen Title & Escrow, Inc., is Trustee; and Bruce E. Brink and Helen Wolter, son and mother, is Beneficiary, recorded in Official/Microfilm Records, Vol. M96, page 39103, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 9, Block 3, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809029CD TL 15900

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 \$374.55 due June 1, 1997 & a like installment each month thereafter, failure to maintain insurance and failure to pay real property taxes for the year 1997-98.

The sum owing on the obligation secured by the trust deed is: \$30,261.31 + interest at the rate of 12.75% from May 2, 1997 + real property taxes,

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 20, 1998 at 10:00 o'clock A. M. based on standard of time established by ORS 187.110 at 110 N. 6th Street, 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.

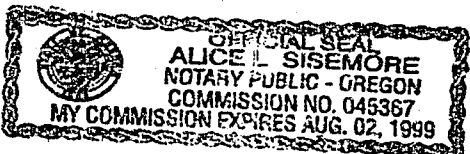
Dated: December 8, 1997.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on December 8, 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 Trust

STATE OF OREGON, County of Klamath ss

Filed for record on December 9, 1997, at 10:00 o'clock and recorded in M97, page 39882 or as file/reel/document/instrument number 10714 Mortgages.

Bernetha Letsch, 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 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

Motor Investment Co.
 531 S. 6th Street
 Klamath Falls, OR 97601

James R. Uerlings
 Attorney at Law
 110 N. 6th Street
 Klamath Falls, OR 97601

Foreign Auto Supply Team, Inc.
 13621 NE 126th Place, Ste 400
 Kirkland, WA 98034

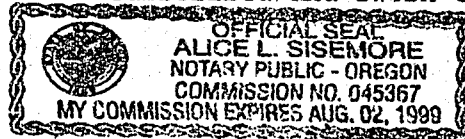
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 9, 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 proper 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 9, 1997.



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
110 N. 6th Street
Klamath Falls, OR 97601

BY _____
 Deputy

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

13123

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 | |
- ☒ TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE

For the within named: TAMI L. STRAWN AND ALL OTHER OCCUPANTS OF 1114 N. 7TH ST.
KLAMATH FALLS, OR

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

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to TAMI L. STRAWN,
a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:
JOHN TOLLESON

☐ 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.

1114 N. 7TH ST.
ADDRESS OF SERVICE STREET UNIT / APT / SPC#
KLAMATH FALLS CITY OR STATE 97601 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.

DECEMBER 12, 1997 7:04 a.m. ☒ p.m. ☐
DATE OF SERVICE TIME OF SERVICE

[Signature]
SIGNATURE

or not found
PRINTED IN OREGON

TEK 212

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 #1000

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 15/22/29, 1997

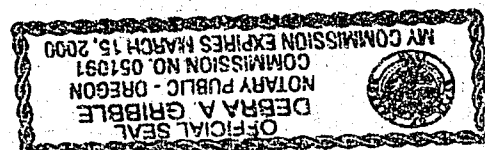
JANUARY 1, 1998

Total Cost: \$303.36

Subscribed and sworn before me this 1ST
day of JANUARY, 1998

Debra A. Subble
Notary Public of Oregon

My commission expires 3-15 20 00



TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND TRUSTEE'S NOTICE OF SALE. Reference is made to that Trust Deed where in Tam L. Strawn is grantor, Aspen Title & Escrow, Inc. is trustee, and Bruce E. Brink and Helen Wolf, son and mother, is beneficiary, recorded in Official Microfilm Records, Vol. M93, Page 39103, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: Lot 9, Block 3, FIRST ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon. Code 1 Map 3809029CD, TL 15900. 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 \$374.55 due June 1, 1997 & all the installments each month thereafter; failure to maintain insurance and failure to pay real property taxes for the year 1997-98. The sum owing on the obligation secured by the trust deed is: \$30,261.31 interest at the rate of 12.75% from May 2, 1997, plus real property taxes, 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 86.708. The property will be sold as provided by law on April 20, 1998 at 10:00 o'clock A.M. based on standard of time established by ORS 127.110 of P.O. N. and Street, Klamath County, Oregon. Interested persons are notified of the right to

der ORS 86.733 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 8, 1997. William L. Sisemore, Successor Trustee #1000 December 15, 22, 29, 1997 January 5, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 20th day
of April, A.D., 1998 at 3:55 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 13121

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross