

62190

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

Reference is made to that Trust Deed wherein HAPLEY DEAN COX, is grantor; First American Title Insurance Company, is Trustee; and Brian Curtis and Dolores Curtis, husband and wife, with full rights of survivorship, is Beneficiary, recorded in Official/Microfilm Records, Vol. M97, page 36455, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The West 36 feet of Lot 41 and the East 17 feet of Lot 42 of ROSELAWN, Resubdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: \$112.50 due January 30, 1998 plus late charge and a like installment each month thereafter; failure to pay real property taxes for the year 1997-98.

The sum owing on the obligation secured by the trust deed is: \$9,000.00 plus interest at the rate of 15% per annum from December 28, 1997,

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 July 13, 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.

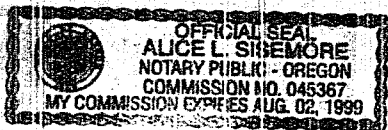
Dated: March 4, 1998.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on March, 1998, 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 4, 1998 at 9:51 a.m. and recorded in M98 page 6978 or as file/reel/document/instrument 54054 of mortgages.

Bernetha G. Letsch Klamath County Clerk, by Kardun

After recording, return to:

William L. Sisemore
Attorney at Law
110 N. 6th Street
Klamath Falls, OR 97601

Fee: \$10.00

INDEXED

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Affidavit of Publication

25002

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 #1204

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 20/27

APRIL 3/10, 1998

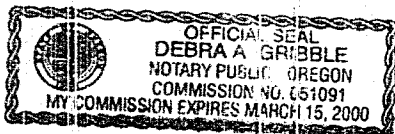
Total Cost: \$338.00

Subscribed and sworn before me this 10TH
day of APRIL 1998

Debra A. Grizzle

Notary Public of Oregon

My commission expires 3-15 2000



TRUSTEE'S NOTICE. In the case of the estate of
OF DEFAULT AND NOTICE TO CREDITORS. The undersigned
ELECTION TO SELL. The undersigned, Julie Hughes, Office Manager,
AND TRUSTEE'S NOTICE. The undersigned, Julie Hughes, Office Manager,
NOTICE OF SALE. The undersigned, Julie Hughes, Office Manager,
Reference is made to the deed of trust dated and recorded by pay-
that Trust Deed whereof the entire interest in the property is
in HARLEY DEAN JAMON, then due, other
COX is granted. First, then such portion as
American Title Insurance Company, is not in default oc-
Trustee and Brian Cur. Current together with
tis and Dolores Curtis, costs, trustee's and at-
husband and wife with forley's fees, and by
full rights of survivor curing any other de-
ship, is beneficiary. fault complained of in
recorded in Official/M. This Notice is any time
crofilm Records. Vol. prior to five days be-
MAY, page 36465. Klamath County, Oregon, for sale
main County, Oregon, for sale.
covering the following. This communication is
described real property an attempt to collect a
in Klamath County, Or- debt. Any information
egon. obtained will be used,
The West 36 feet of Lot for that purpose.
41 and the East 17 feet Dated: March 4, 1998
of Lot 42 of ROSE William L. Sisemore,
LAWN, Residual Trustee, Successor Trustee,
of Block 20 of Buena Vista Addition in the April 3, 10, 1998
City of Klamath Falls,
according to the official
plat thereof on file in
the office of the County
Clerk of Klamath County,
Oregon.
No action is being taken 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:
\$112.50 due January 30,
1998 plus late charge
and a late installment
each month thereafter.
Failure to pay real prop-
erty taxes for the year
1997-98.
The sum payable on the
obligation secured by
the trust deed is
\$22,000.00 plus interest
at the rate of 12% per
annum from December
2, 1997.
The trustee's fees, at
forley's fees, costs, at-
torney's fees, and any
sums advanced by her
attorney pursuant to the
terms of said trust
deed.
Beneficiary has and
will elect to sell the
property, and the sale
will be made to the
highest bidder for cash
at public auction on
July 23, 1998 at 11:00
o'clock a.m. at the
court house in Klamath
Falls, Oregon.
The date of time set
for sale by this notice
is in full compliance
with the provisions of
Chapter 193, Oregon
Statutes.

PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS

25003

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 | |

☒ Trustees Notice of Default + Election to Sell + Trustees Notice of Sale

For the within named: Harley Dean Cox, Lori Cox, and All other occupants

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Harley Dean Cox and Lori Cox at the address below.

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

☐ 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.

718 Roseway Dr.
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.

MARCH 5th 1998
DATE OF SERVICE

10:38 a.m. ☒ p.m. ☐
TIME OF SERVICE

Ed Foreman

SIGNATURE

NOTICE OF SUBSTITUTE SERVICE

TO: Lorraine Toledo

You are hereby notified that you have been served with:

X Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale of that Trust deed wherein Harley Dean Cox is/are grantor(s), to First American Title Insurance Company, as Trustee, and Brian Curtis and Dolores Curtis, husband and wife, with full rights of survivorship is/are beneficiary(ies), recorded in Mortgage Records of Klamath County, Oregon, Volume M 97, page or document no. 36465, certified copy of which is attached hereto.

By Substitute Service on Lori Cox, a person over the age of 14 years of age who resides at your place of abode on March 5, 1998, at 10:38 a.m. o'clock, a.m. at 718 Roseway Drive, Klamath Falls, OR 97601.

William L. Sisemore
William L. Sisemore,
Attorney for Brian Curtis and
Dolores Curtis

STATE OF OREGON)
) SS
County of Klamath)

I, William L. Sisemore, certify that I am attorney for Brian Curtis and Dolores Curtis; I served a copy of Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale together with the above notice of substitute service in a sealed envelope, plainly addressed to:

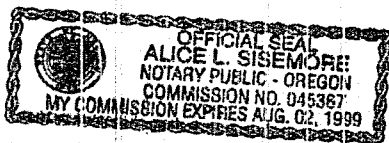
Lorraine Toledo
718 Roseway Drive
Klamath Falls, OR 97601

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on March 6, 1998.

William L. Sisemore
William L. Sisemore
Attorney/Trustee for Brian Curtis and
Dolores Curtis

Subscribed and Sworn to before me this 6 day of March, 1998.

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



WILLIAM L. SISEMORE
Attorney at Law
110 North 6th St.
KLAMATH FALLS, ORE.
97601
541/382-7221
O.S.B. #701331

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

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 | |

☒ TRUSTEES NOTICE OF DEFAULT + ELECTION TO SELL + TRUSTEES NOTICE

For the within named: HARLEY DEAN COX, LORI COX, AND ALL OTHER OCCUPANTS

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: HARLEY DEAN COX AND LORI COX at the address below.

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

☐ 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.

718 ROSEWAY DRIVE
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.

MARCH 5th 1998 DATE OF SERVICE 10:38 (a.m. ☒ p.m. ☐ Ed Fournier SIGNATURE
TIME OF SERVICE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore, Attorney the 13th day of July A.D. 19 98 at 1:32 o'clock 2 M., and duly recorded in Vol. M98 of Mortgages on Page 25001

Bernetha G. Letsch, County Clerk

By Pauline Mullendore

FEE \$30.00