

69212

60823

98 NOV -5 P2:02  
98 JUN 25 P1:39:02Vol. 1198 Page 40585  
Vol. 1198 Page 22247TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
AND  
TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein ROGER A. BRYANT, a married man, is grantor; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M87, page 8485, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 5 and 6 in Block 25 of SECOND 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: installment in the amount of \$323.00 due February 20, 1998, and a like installment due each month thereafter plus late charges.

The sum owing on the obligation secured by the trust deed is: \$31,194.92 + interest at the rate of 7.125% per annum from January 20, 1998, + late charges,

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 November 5, 1998 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 North Sixth 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.

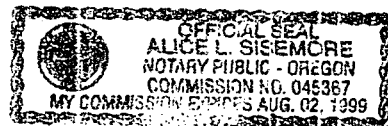
Dated: June 25, 1998.

William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath, ss

The foregoing was acknowledged before me on June 25, 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 June 25, 1998, at 1:30 o'clock p.m. and recorded in M98, page 22247 or as file/reel/document/instrument number 60823

BERNETHA G. LETSCH Klamath County Clerk, by Kathleen

After recording, return to:  
William L. Sisemore  
Attorney at Law  
110 North Sixth Street  
Klamath Falls, OR 97601

FEE \$10.00

INDEXED  
D L

10-  
Ca-  
45-

40586

NOTICE OF SUBSTITUTE SERVICE

TO: Annabelle J. Bryant

You are hereby notified that you have been served with:

☒ Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale of that Trust deed wherein Roger A. Bryant is/are grantor(s), to William L. Sisemore, as Trustee, and Klamath First Federal Savings and Loan Association is/are beneficiary(ies), recorded in Mortgage Records of Klamath County, Oregon, Volume M87, page or document no. 8485, certified copy of which is attached hereto.

By Substitute Service on Robert A. Bryant, a person over the age of 14 years of age who resides at your place of abode on July 1, 1998, at 3:50o'clock, P.M. at 1926 Sargent, Klamath Falls, OR.

William L. Sisemore  
Attorney/Trustee for Klamath First Federal Savings and Loan Association

STATE OF OREGON )  
County of Klamath ) SS

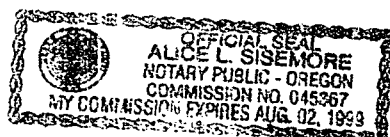
I, William L. Sisemore, certify that I am attorney for Klamath First Federal Savings and Loan Association; I served a copy of Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale, together with the above notice of substitute service in a sealed envelope, plainly addressed to:

Annabelle J. Bryant  
1926 Sargent Avenue  
Klamath Falls, OR 97601

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

William L. Sisemore  
William L. Sisemore  
Attorney/Trustee for Klamath First Federal Savings and Loan Association

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



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

WILLIAM L. SISEMORE  
Attorney at Law  
116 North 6th St.  
KLAMATH FALLS, ORE.  
97601  
541/322-7223  
O.S.B. #70133

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

40587

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 & Election to Sell ☒ Trustee's Notice of Sale

For the within named: Roger A. Bryant and Any other occupants

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: \_\_\_\_\_ at the address below.  
Roger A. Bryant

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Roger A. Bryant  
a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for:  
Annabell Bryant

☐ 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, to: \_\_\_\_\_ who is a/the \_\_\_\_\_ thereof, or

(b) leaving such true copy with \_\_\_\_\_, the person who is apparently in charge of the office of \_\_\_\_\_ 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, \_\_\_\_\_ County, \_\_\_\_\_ within \_\_\_\_\_

1926  
ADDRESS OF SERVICE

SARGENT  
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.

July 1, 1998  
DATE OF SERVICE

3:50 a.m. ☐ p.m. ☒  
TIME OF SERVICE

Ed Foreman  
SIGNATURE

or not found  
PRINTED IN OREGON

TEK 212



## 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

THS Mortgage, Inc.,  
 dba The Money Store  
 9570 SW Barbur Blvd, #211  
 Portland, OR 97219

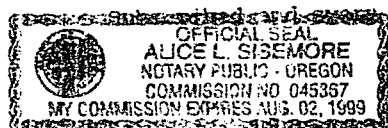
Annabelle J. Bryant  
 1926 Sargent Avenue  
 Klamath Falls, OR 97601

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 June 25, 1998. 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



to before me on June 25, 1998.

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

# Affidavit of Publication

40589

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 #1516

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 6/13/20/27, 1998

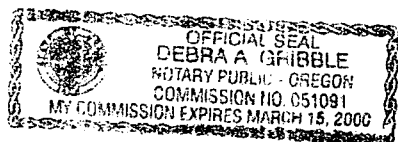
Total Cost: \$312.00

Subscribed and sworn before me this 27TH  
day of JULY 1998

Debra A Gribble

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 with c/o J. Debra A. Gribble, ANTI, a married man, is grantor, William L. Sisemore, is Trustee, and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official Record, Vol. 1887, page 1485, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lots 5 and 6 in Block 25 of SECOND 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 installment in the amount of \$323.00 due February 20, 1998, and a like installment due each month thereafter, plus late charges.

The sum owing on the obligation secured by the trust deed is: \$31,194.92, interest at the rate of 7 1/2% per annum from January 20, 1998, plus late charges, 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 November 5, 1998, at 10:00 o'clock a.m. based on a standard of ORS 107.10 at 110 North Sixth Street, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.743 to have this proceeding dismissed and the trust deed terminated 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 contained will be used for that purpose.

Dated: June 25, 1998.  
William L. Sisemore, Trustee  
#1516 July 6, 13, 20, 27, 1998



CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON           )  
County of Klamath         ) SS

THIS IS TO CERTIFY that I am the Attorney and Trustee for beneficiary in that certain trust deed in which Roger A. Bryant, a married man, as grantor, conveyed to William L. Sisemore, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated April 29, 1987, and recorded May 18, 1987, in the mortgage records of said county, in book/reel/volume 1487, page 8485; thereafter a notice of default with respect to said trust deed was recorded June 25, 1998, in the mortgage records, at page 22247, of said mortgage records; thereafter the said trust deed was duly foreclosed by advertisement and sale and the real property covered by said trust deed was sold at the trustee's sale on November 5, 1998; I reasonably believe at no time during the period of three months and one day immediately preceding the day of said sale and including the day thereof, was the real property described in and covered by said trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

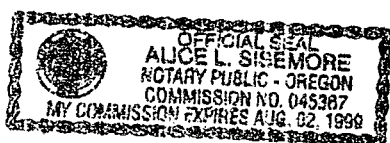
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary named in said trust deed.

William L. Sisemore  
William L. Sisemore, Trustee

STATE OF OREGON )  
 ) SS  
County of Klamath )

This instrument was acknowledged before me on November 5, 1988 by Willie Sisemore.

*Alvin L. Swanson*  
Notary Public for Oregon  
My Commission Expires: 08/02/99



After recording, return to:  
William L. Sisemore  
110 North Sixth Street  
Klamath Falls, OR 97601

STATE OF OREGON )  
County of Klamath ; SS  
I certify that the within instrument was received  
for record on the 5th day of November 1998.  
at 2:02 o'clock P. M.. and recorded in  
book/reel/volume M98 on page 40585, or  
as fee/file/instrument/microfilm/reception No.  
69212, of the \_\_\_\_\_ Mortgage  
Records of said county.

Name	Bernetha G. Letsch, Co. Clerk
Title	

BY Arthur Ross  
Deputy

Fee: \$35.00