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1999 AUG 16 PM 1:57
99 AUG -1 AUG 20Vol M99 Page 32945
Vol M99 Page 12454TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
AND
TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Clarence A. Allensworth and Leslie E. Allensworth, husband & wife, are grantors; William Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. 1178, page 15016, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 17 of Sunrise Park, 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: failure to make the payment due on 11/20/98 in the amount of \$408.16; failure to make the payment due on 12/20/98 in the amount of \$507.00; failure to make the payment due on 01/20/99 in the amount of \$467.00 & a like payment each month thereafter, together with late charges of \$75.36; failure to maintain fire insurance and failure to pay Klamath Irrigation District Lien.

The sum owing on the obligation secured by the trust deed is: \$27,593.64 + interest at the rate at the rate of 9.75% from October 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 August 16, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th St., #205, 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.

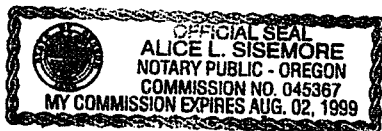
Dated: April 6, 1999.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 6, 1999, by William L. Sisemore.

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



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore
of April A.D., 1999 at 10:26 o'clock A. M., and duly recorded in Vol. 12454
of Mortgages on Page 12454

FEE \$10.00

INDEXED
D. L. V.

by Kathleen



After recording, return to:

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

10-10-99
3000

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
County of Klamath) ss

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

Klamath County Interagency
Narcotics Team
c/o District Attorney
for Klamath County
305 Main Street
Klamath Falls, OR 97601

Leslie K. Allensworth
P.O. Box 7577
Klamath Falls, OR 97502

Larry Rolof
Attorney at Law
132 E. Broadway, #233
Eugene, OR 97401

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

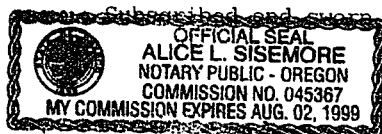
Clarence A. Allensworth
c/o Mill Creek
Correctional Facility
5465 Turner Road
Salem, OR 97301

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 April 7, 1999. 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 April 7, 1999.

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

32947

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business 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 #2191

TRUSTEE'S NOTICE OF DEFAULT,

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:

APRIL 16/23/30

MAY 7, 1999

Total Cost: \$364.00

Subscribed and sworn before me this 7TH
day of MAY 1999

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

Beneficiary has and
does elect to sell the
property to satisfy the
obligation pursuant to
ORS 86.705 to 86.795.

Reference is made to
that Trust Deed where-
in Clarence A. Allens sold as provided by law
worth and Leslie K. Al on August 16, 1999 at
lensworth, husband & 10:00 o'clock a.m.
wife, are grantors; Wil-based on standard of
liam Sisemore, is Trust-time established by
tee; and Klamath First ORS 187.110 at 110 N
Federal Savings and 6th St., #205, Klamath
Loan Association, is Falls, Klamath, County,
Beneficiary, recorded Oregon.

in Official/Microfilm
Records, Vol. M78, Interested persons are
page 15016, Klamath notified of the right un-
County, Oregon, cover-der ORS 86.753 to hav-
ing the following de-this proceeding dis-
scribed real property in-mitted and the trus-
Klamath County, Ore-deed reinstated by pay-
gon:

ment of the entire
amount then due, other
Lot 17 of Sunrise Park, than such portion as
according to the official would not then be due
plat thereof on file in had no default oc-
the office of the County curred, together with
Clerk of Klamath Coun-costs, trustee's and at-
ty, Oregon.orney's fees, and by

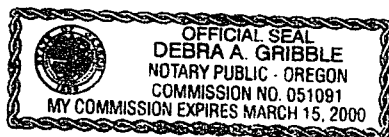
No action is pending to fault complained of in
recover any part of the this Notice, at any time
debt secured by the prior to five days be-
trust deed, fore the date last set

The obligation secured for sale.
by the trust deed is in
default because the This communication is
grantor has failed to an attempt to collect a
pay the following: fai-debt. Any informat on
lure to make the pay-obtained will be used
ment, due on 11/20/98 in for that purpose

the amount of \$408.16;
failure to make the Dated: April 6, 1999
payment due on 12/20/ William L. Sisemore
98 in the amount of Trustee
\$507.00; failure to make #2191 April 16, 23. 30
the payment due on 01/ May 7, 1999
20-99 in the amount of
\$467.00 and a like pay-
ment each month
thereafter, together
with late charges of
\$75.36; failure to main-
tain fire insurance and
failure to pay Klamath
Irrigation District Lien.

The sum owing on the
obligation secured by
the trust deed is:
\$27,593.64 + interest at
the rate of 9.75% from
October 20, 1998, plus
late charges,

plus trustee's fees, at-
torney's fees, foreclo-
sure costs and any
sums advanced by ben-
eficiary pursuant to the
terms of said trust
deed.



32948

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON

County of Klamath

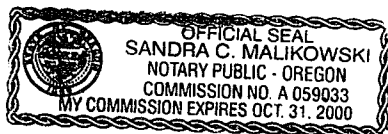
I, Ed Foreman, being first duly sworn, depose and say: That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath county, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

That on the 8 DAY OF April, 1999, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as, (street address) 4119 Summers Lane
Klamath Falls, OR. 97603

Ed Foreman

Subscribed and Sworn to before me this 15 day of April, 1999.



Sandra C. Malikowski
Notary Public for Oregon
My Commission expires: 10/31/2000

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON)
) SS
County of Klamath)

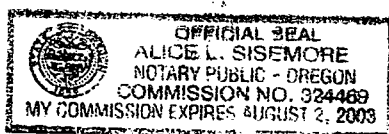
THIS IS TO CERTIFY that I am the Attorney and Trustee for beneficiary in that certain trust deed in which Clarence A. Allensworth and Leslie K. Allensworth, as grantors, conveyed to William L. Sisemore, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated July 10, 1978, and recorded July 12, 1978, in the mortgage records of said county, in volume M78, page 15016; thereafter a notice of default with respect to said trust deed was recorded April 7, 1999, in volume M99, at page 12454, 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 August 16, 1999; 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 August 16, 1999, by William L. Sisemore.



Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 8/2/2003

After recording, return to:
William L. Sisemore
110 N. 6th Street
Klamath Falls, OR 97601

STATE OF OREGON)
County of Klamath) SS
I certify that the within instrument was received for record on the _____ day of _____ 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume _____ on page _____, or as fee/file/instrument/microfilm/reception No. _____, of the _____ Mortgage Records of said county.

Name _____ Title _____
BY _____ Deputy _____

State of Oregon, County of Klamath
Recorded 8/16/99, at 1:57 p.m.
In Vol. M99 Page 32945
Linda Smith,
County Clerk Fee \$ 30 - 81