

1999 NOV 22 AM 11:16

Vol M99 Page 29355TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
AND

TRUSTEE'S NOTICE OF SALE

Vol M99 Page 46269

Reference is made to that Trust Deed wherein Jimmy Odell Thrasher & Mollye Loree Thrasher as husband & wife, are grantors; Aspen Title & Escrow, Inc., is Trustee; and Lynn G. Westwood and Lisa Rae Westwood with rull rights of survivorship, is/are Beneficiary(ies), recorded in Official/Microfilm Records, Vol. M90, page 21340, and re-recorded on July 14, 1999, in Vol. M99, page 28078, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

PARCEL 1: The North 460 feet of the West 1/2 of Lot 2, Block 12, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

Map 3313-3400 TL 1800 described as 2A

PARCEL 2: Beginning at the Southeast corner of lot 1; thence North along the East line 430 feet; thence West to the Westerly line of said lot; thence Southerly and Easterly along the exterior lines of said lot to the point of beginning, of Lot 1, Block 16, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

Map 3313-2800 described as 1C

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 payments due on March 1, 1992, and each month thereafter in the amount of \$150.00 each; failure to pay the real property taxes for the years 1995-96; 1996-97; 1997-98; 1998-99.

The sum owing on the obligation secured by the trust deed is: \$11,500.42+ interest from 4/1/94 @ 10.% per annum from February 1, 1992,

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 22, 1999 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.

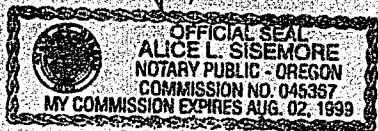
Dated: July 22, 1999.

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on July 22, 1999, 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
Recorded 7/22/99, at 3:33 p.m.
In Vol. M99 Page 29355
Linda Smith,
County Clerk Fee \$ 10-00 HL

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

1000
30-

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
AND
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 Trustee's Notice of Default and Election to Sell and Trustee's 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

Jimmy Odell Thrasher
Molliye Loree Thrasher
1740 Rosalind Street
Sacramento, CA 95838

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 22, 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 July 22, 1999.



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

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

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON)
) ss
 County of Klamath)

I, William L. Sisemore, being first duly sworn, depose, say and certify that: I am the successor trustee in that certain trust deed executed and delivered by Jimmy Odell Thrasher & Mollie Loree Thrasher, as husband & wife as grantor(s) to Aspen Title & Escrow, Inc., as trustee, in which Lynn G. Westwood is beneficiary(ies), recorded on September 1, 1990, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M90, at page 21340, covering the following described real property situated in said county:

PARCEL 1: The North 460 feet of the West 1/2 of Lot 2, Block 12, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon.

Map 3313-3400 TL 1800 described as 2A

PARCEL 2: Beginning at the Southeast corner of lot 1; thence North along the Eastline 430 feet; thence West to the Westerly line of said lot; thence Southerly and Easterly along the exterior lines of said lot to the point of beginning, of Lot 1, Block 16, KLAMATH FALLS FOREST ESTATES - SYCAN UNIT, in the County of Klamath, State of Oregon.

Map 3313-2800 described as 1C

I hereby certify that on July 22, 1999, the above-described real property was not occupied.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

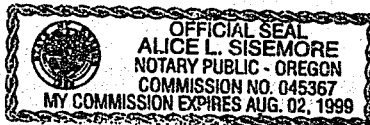
William L. Sisemore
 William L. Sisemore, Successor Trustee

Subscribed, sworn to and acknowledged before me this 22 day of July, 1999.

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

After recording, return to:

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



Affidavit of Publication

46272

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 #2509

TRUSTEE'S NOTICE OF DEFAULT.....

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for THREE

(3) insertion(s) in the following issues:

AUGUST 6/13/20, 1999

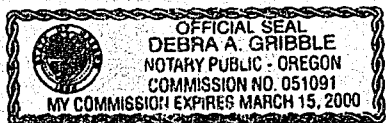
Total Cost: \$344.25

Subscribed and sworn before me this 20TH
day of AUGUST 19 99

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

the trust deed is: \$11,500.42+ interest from 4/1/94 @ 10.0% per annum from February 1, 1992. Plus trustee's fees, at Reference is made to torney's fees, foreclo- that Trust Deed where sure costs and any ein Jimmy Odell sums advanced by ben- Thrasher & Mollie Lor- eficiary pursuant to the ee Thrasher as husband terms of said trust & wife, are grantors' deed. Aspen Title & Escrow, Inc., is Trustee; and Beneficiary has and Lynn G. Westwood and does elect to sell the Lisa Rae Westwood property to satisfy the with full rights of sur- obligation pursuant to vivorship, is/are Bene- ORS 83.705 to 86.795. ficiary(ies), recorded In Official/Microfilm The property will be. Records, Vol. M90, sold as provided by law page 21340, and re- on November 22, 1999, recorded on July 14, at 10:00 o'clock a.m. 1999, in Vol. M99, page based on standard time 28078, Klamath County, established by ORS Oregon, covering the 187.110 at 110 N. 6th following described real Street, Klamath Falls, property in Klamath Klamath County, Ore- County, Oregon: gon.

PARCEL 1: The North; Interested persons are 460 feet of the West 1/2 notified of the right un- of Lot 2; Block 12, KLA- der ORS 86.753 to have MATH FALLS FOREST this proceeding dis- ESTATES SYCAN missed and the trust UNIT in the County of deed reinstated by pay- Klamath, State of Ore- ment of the entire gon. amount then due, other than such p as Map 3313-3400 TL 1800 would not then be due described as 2A. had no default oc- curred, together with

PARCEL 2: Beginning costs, trustee's and at- at the Southeast corner torney's fees; and by of lot 1; thence North curving any other de- along the East line 430 fault complained of in feet; thence West to this Notice, at any time the Westerly line of prior to five days be- said lot; thence South- fore the date last set- erly and Easterly along for sale.

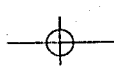
the exterior lines of said lot to the point of This communication is beginning, of Lot 1, an attempt to collect a Block 16, KLAMATH debt. Any information FALLS FOREST ES- obtained will be used TATES, SYCAN UNIT for that purpose. In the County of Klamath, State of Oregon: Dated: July 22, 1999

Map 3313-2800 described, William L. Sisemore, as 1C. Successor Trustee #2509 August 6, 13, 20, 1999

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 payments due on March 1, 1992, and each month thereafter. In the amount of \$150.00 each; failure to pay the real property taxes for the years 1995-96, 1996-97, 1997-98, 1998-99.

The sum owing on the obligation secured by



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 Jimmy Odell Thrasher & Mollye Loree Thrasher, as husband & wife, as grantor, conveyed to Aspen Title & Escrow, Inc., as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated September 1, 1990, and recorded October 24, 1990, in the mortgage records of said county, in book/reel/volume M90, page 21817 & said trust deed was re-recorded on July 14, 1999, book/reel/volume M99, page 28076; thereafter a notice of default with respect to said trust deed was recorded July 22, 1999, in book/reel/volume M99, at page 29355, 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 22, 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.

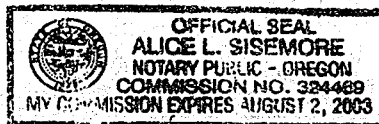
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary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

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON)
) SS
County of Klamath)

This instrument was acknowledged before me on November 22, 1999, by William L. Sisemore.

Alice L. Sisemore
Notary Public for Oregon
My Commission Expires: 08/02/2003



After recording, return to:
William L. Sisemore
110 N. 6th Street #205
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 11/22/99, at 11:16 a.m.
In Vol. M99 Page 46269
Linda Smith,
County Clerk Fee\$ 30 -