

NT

2244



2000 Jan 21 PM 3:09

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Star & Associates

To

Grantor

Jerry M. Molatore

Trustee

After recording, return to (Name, Address, Zip):

Jerry M. Molatore

426 Main Street

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USEVol. MOO Page _____
STATE OF OREGON, _____ } ss.

County of _____

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 No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy

STATE OF OREGON, County of Klamath) ss:I, JERRY M. MOLATORE

, being first duly sworn, depose, and say 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 the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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

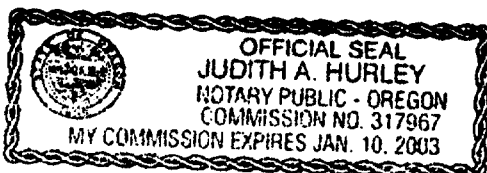
ADDRESS

See Attached Exhibit "A"

These 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 set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Jerry M. Molatore, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on October 1, 19 99. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

As used herein, the singular includes the plural, "trustee" includes a successor trustee, and "person" includes a corporation and any other legal or commercial entity.



Jerry M. Molatore

Subscribed and sworn to before me on October 1, 19 99

Notary Public for Oregon

My commission expires 1-10-2003

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

K51

EXHIBIT "A"

Gregory Decker, President
Star & Associates, Inc.
aka Star & Associates
123 North Fourth Street
Klamath Falls, Oregon 97601

Gregory Decker, President
Star & Associates, Inc.
aka Star & Associates
4507 Laverne Avenue
Klamath Falls, Oregon 97603

Chief, Special Procedures Section
District Director - Internal Revenue Service
Attention: Jerry MacArthur
915 Second Avenue, M/S W245
Seattle, WA 98174

Carl B. Thornton
4212 Homedale Road
Klamath Falls, Oregon 97603

State of Oregon Employment Department
Tax Division
Attention: Warrants
P. O. Box 14800
Salem, OR 97309-0020

ON

K54024
TRUSTEE'S NOTICE OF SALE

2246

Reference is made to that certain trust deed made by Star & Associates

....., as grantor, to
First American Title Ins. Co. (formerly Klamath County Title)....., as trustee,
 in favor of William Tinniswood....., as beneficiary,
 dated November 15....., 1995, recorded November 16....., 1995, in the mortgage records of
Klamath..... County, Oregon, in book/reel/volume No. M95..... at page 31383....., or
 as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real
 property situated in said county and state, to-wit:

SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6 and
 that part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5 that lies West of the Syca
 River, all being in Township 35 South, Range 12 East of the Willamette
 Meridian, Klamath County, Oregon, according to the official plat thereof
 on file in the office of the County Clerk.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured
 by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

Principal	10,000.00
Accrued Interest	11,030.14
Unpaid real property taxes of \$	1,000.95
	<u>\$ 22,031.09</u>

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust
 deed immediately due and payable, said sums being the following, to-wit:

\$22,031.09

WHEREFORE, notice hereby is given that the undersigned trustee will on February 10, 2000.....
 at the hour of 10.00..... o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
Klamath County Government Center, 305 Main Street.....
 in the City of Klamath Falls....., County of Klamath....., State of Oregon, sell at public
 auction to the highest bidder for cash the interest in the said described real property which the grantor had or had
 power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the
 grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing
 obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice
 is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date
 last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the
 beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no
 default occurred) and by curing any other default complained of herein that is capable of being cured by tendering
 the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the per-
 formance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation
 and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest
 to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed,
 and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

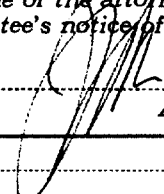
DATED September 29....., 1999.....


 JERRY M. MOLATORE

Trustee

State of Oregon, County of Klamath.....ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that
 the foregoing is a complete and exact copy of the original trustee's notice of sale.


 Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to
 ORS 86.740 or ORS 86.750(1), fill in opposite
 the name and address of party to be served.

TN

2247



NOTICE OF NONJUDICIAL SALE

RE STAR & ASSOCIATES, INC., a Corporation

TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: * SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the E $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6 and that part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5 that lies West of the Sycan River, all being in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk.

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at the Klamath County Government Center, 305 Main Street, Klamath Falls, OR on February 10, 2000, at 10:00 o'clock A.M., on the following terms cash at time of sale

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount	\$ 10,000.00
Interest to date of sale	\$ 12,267.12
Legal fees	\$ 1,500.00
Selling costs	\$ 0
Other: Unpaid property taxes	\$ 1,000.95

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon: _____

(ii) Taxpayers Name(s): _____

Address _____

(iii) Date of filing lien: _____; Place of filing: _____

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

JERRY M. MOLATORE NAME

426 Main Street

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: October 14, 1999

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath } ss.

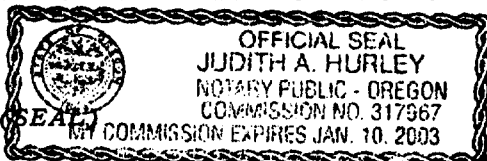
I, JERRY M. MOLATORE

, being first duly sworn, depose and say: That on October 14, 1999, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, 915 Second Avenue M/S W245, Seattle, WA 98174

, all in conformity with Reg. § 301.7425-3(d)(1), Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon, on October 14, 1999, which was not less than twenty-five (25) days prior to the sale.

JERRY M. MOLATORE

Subscribed and sworn to before me this 14th day of October, 1999



Notary Public for Oregon

My commission expires: 1-10-2003

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated _____, 19____

By _____

Title: _____

NOTE—If signed acknowledgement is requested, submit in duplicate.

RECORDING REQUESTED TO:
Internal Revenue Service

97 MAR 28 AM 10

WHEN RECORDED RETURN TO:

Internal Revenue Service
115 Second Avenue MSC 248
SEASIDE WA 98171

This Space Reserved for Recorder Only

Form 668 (Y)
(Rev. October 1993)

303

Department of the Treasury - Internal Revenue Service
Notice of Federal Tax Lien

District
PACIFIC-NORTHWEST

Serial Number 919729893

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer: STAR & ASSOCIATES INC, a Corporation

Residence: 123 N 4TH ST
KLAMATH FALLS, OR 97601-6320

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refuted by the date given in column (e), this notice shall, the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refuting (e)	Unpaid Balance of Assessment (f)
941	12/31/95	93-1170793	04/08/96	05/08/96	1396.90
940	12/31/95	93-1170793	04/01/96	05/01/96	98.91

Place of Filing

OFFICE OF COUNTY CLERK
KLAMATH COUNTY
KLAMATH FALLS, OR 97601

Total \$ 1487.90

This notice was prepared and signed at Seattle, WA on the

06th day of March 1997

Signature: *[Signature]*
for H. HOOK

Title: Revenue Officer 01-01-1500

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of this Notice of Federal Tax Lien)
Rev. 10-93 71-100, 1971-2 C.B. 500

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of Internal Revenue Service the 28th day of March 1997 at 10:10 o'clock A. M. and duly recorded in V.L. 1997 of H.S. Tax Lien on Page 9070

Bernetha G. Lersch, County Clerk

FEE \$5.00

by [Signature]

OC

2249

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

} ss.

I, JERRY M. MOLATORE

being first duly sworn, depose, say and certify that:

I am the SUCCESSOR trustee in that certain trust deed executed and delivered by Star & Associates as grantor to First American Title Ins. Co. (formerly Klamath County Title) as trustee, in which William Tinniswood is beneficiary, recorded on November 16, 1995, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M95, at page 31383 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

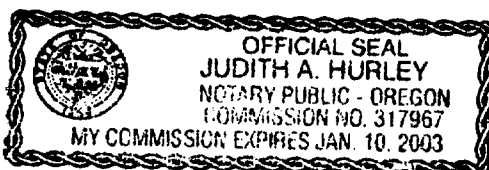
SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6 and that part of the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 5 that lies West of the Sycaan River, all being in Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk.

I hereby certify that on September 30, 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.

JERRY M. MOLATORE

Trustee

Subscribed and sworn to before me October 14, 1999.

Judith A. Hurley

Notary Public for Oregon

My commission expires

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCYRE: Trust Deed from
Star & Associates

Grantor

to

Jerry M. Molatore

Trustee

AFTER RECORDING RETURN TO

Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUNTIES
WHERE USED.)

STATE OF OREGON,

County of } 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 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.

NAME

TITLE

By _____ Deputy

Affidavit of Publication

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 2784

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 7, 14, 21, 28, 1999

Total Cost: \$567.80

Subscribed and sworn before me this 28th
day of December 1999

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15 2000



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Star & Associates, as grantor, to First American Title Ins. Co. (formerly Klamath County Title), as trustee, in favor of William Tinniswood, as beneficiary, dated November 15, 1995, recorded November 16, 1995, in the mortgage records of Klamath County, Oregon, in Vol. No. M95, at page 31383, covering the following described real property situated in said county and state, to-wit:

SW1/4 of the SE1/4, the E1/2 of the SE1/4 of the SE1/4 of Section 6 and that part of the S1/2 of the SW1/4 of Section 5 that lies West of the Sycan River, all being in T. 35 S., R. 12 E., Willamette Meridian, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Principal	\$10,000.00
Accrued Interest	\$11,030.14
Unpaid real property taxes of	\$1,000.95
TOTAL	\$22,031.09

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$22,031.09

WHEREFORE notice hereby is given that the undersigned trustee will on February 10, 2000 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the Klamath County Government Center, 305 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by

curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753.

In construing this notice, the singular includes the plural, the word "grantor" includes any successor in interest and the words "trustee" and "beneficiary" include their respective successors in interest, if any. #2784
12-7, 14, 21, 28, 1999

State of Oregon, County of Klamath
Recorded 1/21/00, at 3:09 pm.
In Vol. M00 Page 2244
Linda Smith,
County Clerk Fee \$ 51