

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
AND PROOF OF PERSONAL SERVICE ON OCCUPANTS

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.

X (1) I gave notice of the sale of the real property described in the attached Notice of Default and Election to Sell and Trustee's Notice of Sale by mailing a copy thereof, certified by William L. Sisemore, to be a true copy of the original notice, by both first class and certified mail with return receipt requested by placing the notices in a sealed envelope, with postage thereon, fully prepaid, and deposited in the United States Mail at Klamath Falls, Oregon, on October 22, 1999, which was after the Trustee's Notice of Default and Election to Sell was recorded, to each of the following named persons. Said persons include (a) The grantor of the trust deed; (b) Any successor-in-interest to the grantor whose interest appears of record, or of whose interest the trustee or 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 lien or interest; (d) Any person requesting notice as required by ORS 86.785. (or their legal representatives, where so indicated) at their respective last known addresses, to-wit, as set forth on Exhibit 1:

X (2) The following persons were personally served as shown by Exhibit 2 attached hereto: Joey LeRoy.

X (3) The following persons were served by substitute service as shown by Exhibit 2 as attached hereto: Debra C. LeRoy & Scott LeRoy.

X (4) The grantor(s) of the trust deed was/were not in the military service as shown by Exhibit 3 attached hereto.

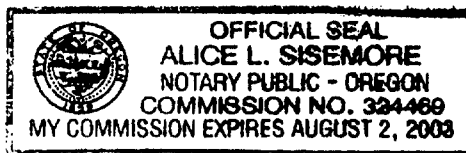
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore  
William L. Sisemore

Subscribed and sworn to before me by the above-named person on March 7, 2000.

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

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



State of Oregon, County of Klamath  
Recorded 3/07/00, at 9:16 a m.  
In Vol. M00 Page 7176  
Linda Smith,  
County Clerk Fee \$ 6.00

## EXHIBIT 1

Revenue Agent, PTAC, Collections,  
P.O. Box 14725  
Salem, OR 97309-5018

Sec/Treasury  
Chief, Special Procedures Section  
Dist Director-Internal Revenue  
915 2nd Ave., M/S W245  
Seattle, WA 98174

O. Jeffery LeRoy  
8320 Keller Road  
Klamath Falls, OR 97603

O. Jeffery LeRoy  
3557 Seutter Place  
Klamath Falls, OR 97603

Paul J. Garrick  
US Trustee  
211 E. 7th St., #285  
Eugene, OR 97401

Ronald R. Sticka,  
Bankruptcy Trustee  
P.O. Box 10990  
Eugene, OR 97440-2990

Ronald R. Sticka, Bankruptcy Trustee  
c/o David B. Mills,  
Hammons & Mills,  
Attorneys at Law,  
115 W. 8th Ave., Ste 280  
Eugene, OR 97501

Carolyn G. Wade,  
Muhlheim, Palmer & Wade,  
a Professional Corporation,  
800 Willamette St., #700  
Eugene, OR 97401-2933

United States National  
Bank of Oregon  
P.O. Box 729  
Medford, OR 97501

Debra C. LeRoy  
3557 Seutter Place  
Klamath Falls, OR 97603

# **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 |                                   |

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

For the within named: OCCUPANTS OF 3557 SEUTTER PL

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: JOEY LEROY at the address below.

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to JOEY LEROY, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: DEBRA C. LEROY AND SCOTT LEROY

☐ 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.

3557 SEUTTER PL  
ADDRESS OF SERVICE STREET UNIT / APT / SPC#  
KLAMATH FALLS OR 97603  
CITY STATE 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.

OCTOBER 27, 1999 8:25 a.m. ☒ p.m. ☐  
DATE OF SERVICE TIME OF SERVICE

or not found

SIGNATURE

Exhibit 2 - Page 1.

## NOTICE OF SUBSTITUTE SERVICE

TO: Scott LeRoy

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 O. Jeffery LeRoy, who acquired title as Owen Jeffrey LeRoy and Debra C. LeRoy, husband & wife 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 M93, page or document no. 422, certified copy of which is attached hereto.

By Substitute Service on Joey LeRoy, a person over the age of 14 years of age who resides at your place of abode on October 27, 1999, at 8:25 o'clock, p.m. at 3557 Seutter Place, Klamath Falls, OR 97603.

William L. Sisemore  
Attorney for Trustee

STATE OF OREGON       )  
                                  ) SS  
County of Klamath    )

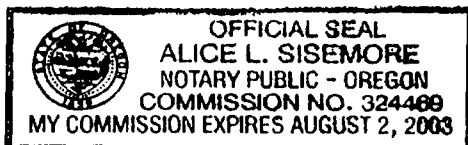
I, William L. Sisemore, certify that I am attorney for Klamath First Federal Savings and Loan Association; I served a copy of Trustee's Notice of Default and Election to Sell and Trustee's Notice of Sale together with the above notice of substitute service in a sealed envelope, plainly addressed to:

Scott LeRoy  
3557 Seutter Place  
Klamath Falls, OR 97603

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on October 29, 1999.

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

Subscribed and Sworn to before me this 29th day of October, 1999.



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

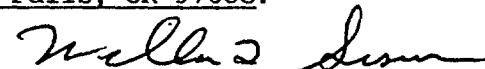
## NOTICE OF SUBSTITUTE SERVICE

TO: Debra C. LeRoy

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 O. Jeffery LeRoy, who acquired title as Owen Jeffrey LeRoy and Debra C. LeRoy, husband & wife 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 M93, page or document no. 422, certified copy of which is attached hereto.

By Substitute Service on Joey LeRoy, a person over the age of 14 years of age who resides at your place of abode on October 27, 1999, at 8:25 o'clock, p.m. at 3557 Seutter Place, Klamath Falls, OR 97603.



Attorney for Trustee

STATE OF OREGON       )  
                                  ) SS  
County of Klamath    )

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:

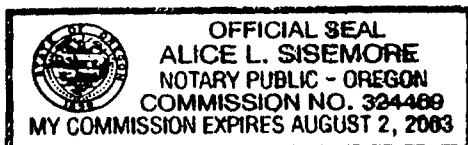
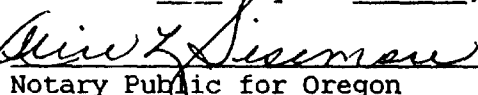
Debra C. LeRoy  
3557 Seutter Place  
Klamath Falls, OR 97603

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on October 29, 1999.



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

Subscribed and Sworn to before me this 29th day of October, 1999.

Notary Public for Oregon  
My Commission Expires: 08/02/2003

## 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 Owen Jeffrey LeRoy & Debra C. LeRoy, husband & wife, as grantor, conveyed to William L. Sisemore, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated December 30, 1992, and recorded January 6, 1993, in the mortgage records of said county, in book/reel/volume M93, page 422; thereafter a notice of default with respect to said trust deed was recorded October 2, 1999, in book/reel/volume M99, at page 41935, 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 March 7, 2000; 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.

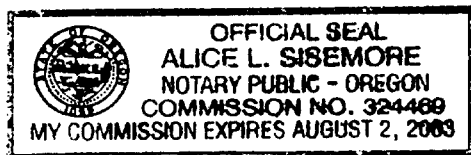
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary 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 March 7, 2000, 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 St., #205  
Klamath Falls, OR 97601

# 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 2724

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:  
November 5, 12, 19, 26, 1999

Total Cost: \$405.00

Subscribed and sworn before me this 26th  
day of November 1999

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2000

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

Reference is made to that Trust Deed wherein Owen Jeffery LeRoy, who acquired title as Owen Jeffrey LeRoy, and Debra C. LeRoy, husband and wife, are grantors; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M93, page 422, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 10 in block 4, TRACT 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, 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 grantors have failed to pay the following: Installment due January 20, 1999 in the amount of \$1,818.00 and a like installment on the 20th. day of each month thereafter, together with late charges.

The sum owing on the obligation secured by the trust deed is: \$187,434.83 plus interest at the rate of 7.875% per annum from December 20, 1998, together with escrow deficit and 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.

Owen Jeffery LeRoy filed for relief under the Federal Bankruptcy Act, Klamath

First Federal Savings and Loan Association has been granted relief from automatic stay on Order executed by Albert E. Radcliffe, Bankruptcy Court Judge, on September 1, 1999, allowing it to proceed with the foreclosure. Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.795 to 86.795.

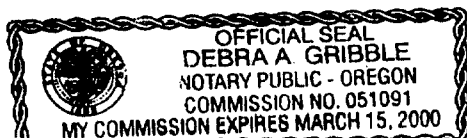
The property will be sold as provided by law on March 7, 2000 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 North Sixth Street #205, Klamath Falls, Klamath County, Oregon.

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: October 21, 1999.

William L. Sisemore  
Trustee  
#2724, November 5, 12, 19, 26, 1999.



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

**7183**

Reference is made to that Trust Deed wherein Owen Jeffery LeRoy, who acquired title as Owen Jeffrey LeRoy, and Debra C. LeRoy, husband and wife, are grantors; William L. Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M93, page 422, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

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No action is pending to recover any part of the debt secured by the trust deed.

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The sum owing on the obligation secured by the trust deed is: \$187,434.83 plus interest at the rate of 7.875% per annum from December 20, 1998, together with escrow deficit and 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.

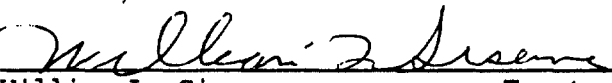
Owen Jeffery LeRoy filed for relief under the Federal Bankruptcy Act. Klamath First Federal Savings and Loan Association has been granted relief from automatic stay by Order executed by Albert E. Radcliffe, Bankruptcy Court Judge, on September 1, 1999, allowing it to proceed with the foreclosure. Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.795 to 86.795.

The property will be sold as provided by law on March 7, 2000 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.

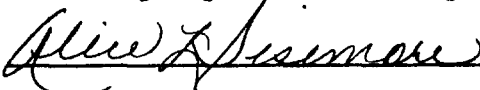
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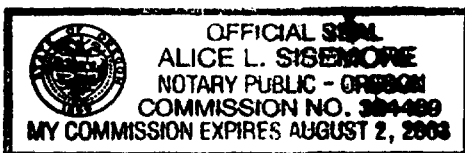
Dated: October 21, 1999.

  
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on October 21, 1999, by William L. Sisemore,

 , Notary Public for Oregon-My Commission Expires: 08/02/2003



Certified to be a true copy:

\_\_\_\_\_  
Attorney for Trustee

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

State of Oregon, County of Klamath  
Recorded 10/21/99, at 1:24 p.m.  
In Vol. M99 Page 41935  
Linda Smith,  
County Clerk Fee \$ 10 -



TN

## NOTICE OF NONJUDICIAL SALE

7184

RE Owen Jeffrey LeRoy &amp; Debra C. LeRoy, husband &amp; wife

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:

known as 3557 Seutter Place,  
 Klamath Falls, OR and more particularly described as Lot 10 in Block 4, Tract 1153,  
 SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof  
 on file in the office of the County Clerk of Klamath County, Oregon.

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

1. The proposed sale will be held at 110 N. 6th St., #205, Klamath Falls, OR  
 on March 7, 2000, at 10:00 o'clock A.M., on  
 the following terms cash

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	\$ 187,434.83
Interest to date of sale estimated	\$ 17,591.40
Legal fees estimated	\$ 1,500.00
Selling costs title report, serv fee, publication, recording - est	\$ 1,500.00
Other: negative escrow balance; 1999-2000 real property taxes	\$ 3,000.00

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:

William L. Sisemore, Attorney at Law

NAME

110 N. 6th St., #205

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: 10-22, 1999

\*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.

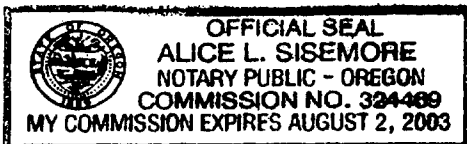
## AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath ss.

I, William L. Sisemore

, being first duly sworn, depose and say: That on October 22, 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 2nd Ave., 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 21, 1999, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 22 day of October, 1999



(SEAL)

Alice L. Sisemore  
 Notary Public for Oregon  
 My commission expires: 08/02/2003

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

Dated , 19

By

Title:

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

Trustee's Notice of Default - Page 2, 989