

'01 OCT 16 PM12:02

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE  
AND PROOF OF PERSONAL SERVICE ON OCCUPANTSSTATE 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 June 6, 2001, 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:

Arturo Leon  
P.O. Box 433  
Malin, OR 97632

O-Ja Belcher  
Rt. 1, Box 258  
Belleville, AR 72824

Paul M. & Phyllis A. Goebel  
1345 Pacific Terrace  
Klamath Falls, OR 97601

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

       (3) Personal service of Trustee's Notice of Sale was not required because the property is not occupied as shown by Exhibit        attached hereto. N/A

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

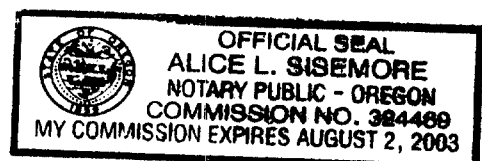
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

William L. Sisemore  
William L. Sisemore

Subscribed and sworn to before me by the above-named person on 10-16, 2001.

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

After recording, return to:  
William L. Sisemore  
Attorney at Law  
803 Main Street, #201  
Klamath Falls, OR 97601



44✓

( ) TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL  
or  
( X ) TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein \*\*O-JA Belcher, is grantor; Klamath County Title Company is Trustee; and Neal G. Buchanan, Trustee of the Maxine Ray Trust, is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, page 5147, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

The W1/2 of Lot 5 in Block 17 of MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Account No. 4110 001CC 03400 - Key No. 120675 - Code No. 228

\*\* the subject property is now owned by Arturo Leon

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 01/11/93, 02/11/93, and the full unpaid balance of principal and interest due on 03/10/93.

The sum owing on the obligation secured by the trust deed is: \$9,709.14 plus interest at the rate of 15% per annum from 12/17/92, until paid, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, 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 October 16, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street., #201, 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.

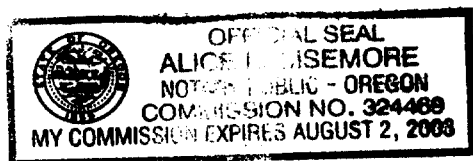
Dated: June 6, 2001.

William L. Sisemore  
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on June 6, 2001, by William L. Sisemore,

Alice 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**  
**803 Main Street, #201**  
**Klamath Falls, OR 97601**

## NOTICE OF SUBSTITUTE SERVICE

TO: Arcelia Meza & Joselvía Franco

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-Ja Belcher is grantor(s), to Klamath County Title Company as Trustee, and Neal G. Buchanan, Trustee of the Maxine Ray Trust, is/are beneficiary(ies), recorded in Mortgage Records of Klamath County, Oregon, Volume M92, page or document no. 5147 certified copy of which is attached hereto.

\*\* the subject property is now owned by Arturo Leon

By Substitute Service on Salvador Villanueva, a person over the age of 14 years of age who resides at your place of abode on June 14, 2001, at 7:45 o'clock, a.m. at 402 East 1<sup>st</sup> Street, Merrill, OR 97633.

William L. Sisemore  
Attorney and Successor Trustee

STATE OF OREGON     )  
County of Klamath     ) ss

I, William L. Sisemore, certify that I am attorney and Successor Trustee for beneficiary; 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:

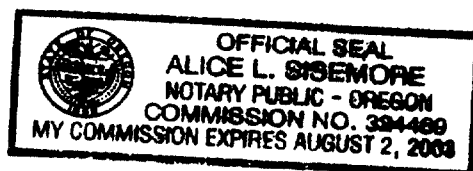
Arcelia Meza  
Joselvía Franco  
402 East 1<sup>st</sup> Street  
Merrill, OR 97633

Arcelia Meza  
Joselvía Franco  
P. O. Box \_\_\_\_\_ (Gen'l Delivery)  
Merrill, OR 97633

with postage fully prepaid, and deposited the same in the U. S. Mail at Klamath Falls, Oregon, on June 18 2001.

William L. Sisemore  
William L. Sisemore  
Attorney/ Successor Trustee for beneficiary

Subscribed and Sworn to before me this 18<sup>th</sup> day of June, 2001.



Alice L. Sisemore  
Notary Public for Oregon  
My Commission Expires: 08/02/03

PROOF OF SERVICE  
JEFFERSON STATE ADJUSTERS

52644

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: Occupants of 402 E. 1st Street.

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

☒ SUBSTITUTE SERVICE: By delivering an Original or True Copy to Salvador Villanueva, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: Arcelia Meza (spouse) + Joselvia Franco (her mom)

☐ 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.

402 East 1st Street  
ADDRESS OF SERVICE STREET  
Merrill  
CITY

Oregon  
STATE

UNIT / APT / SPC#

97633  
ZIP

I 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 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.

14,2001  
SERVICE

7:45 a.m. ☒ p.m. ☐  
TIME OF SERVICE

Dave Shuck  
SIGNATURE

## CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON     )  
                                   ) SS  
 County of Klamath     )

THIS IS TO CERTIFY that I am the Attorney and Successor Trustee for beneficiary in that certain trust deed in which O-Ja Belcher, as grantor, conveyed to Klamath County Title Company, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated March 11, 1992, and recorded March 11, 1992, in the mortgage records of said county, in book/reel/volume M92, page 5147; thereafter a notice of default with respect to said trust deed was recorded June 6, 2001, in book/reel/volume M01, at page 26615, 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 ??; 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.

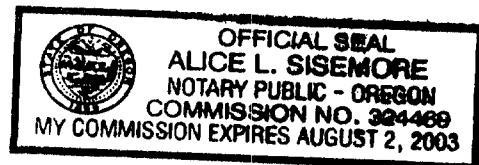
In construing this certificate the masculine includes the feminine, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word "trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the beneficiary 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 October 16, 2001 by William L. Sisemore.

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



After recording, return to:  
William L. Sisemore  
803 Main St., #201  
Klamath Falls, OR 97601

# Affidavit of Publication

52646

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#4162

Trustee's Notice of Default and

Election to Sell

O-JA Belcher

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for: ( 4 )

Four

Insertion(s) in the following issues:

June 20, 27, 2001

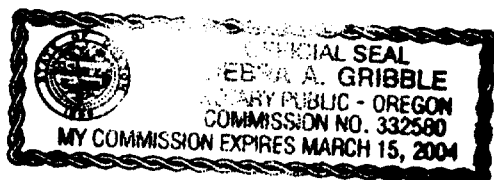
July 4, 11, 2001

Total Cost: \$391.50

*Larry L. Wells*  
Subscribed and sworn before me this 11th  
day of: July 2001

*Debra A. Grizzle*  
Notary Public of Oregon

My commission expires March 15, 2004



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

Reference is made to that Trust Deed wherein **O-JA Belcher**, is grantor; Klamath County Title Company is Trustee; and Neal G. Buchanan, Trustee of the Maxine Ray Trust, is Beneficiary, recorded in Official/Microfilm Records, Vol. M92, page 5147, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon: The W1/2 of Lot 5 in Block 17 of MER-RILL, according to the official plat thereon file in the office of the County Clerk of Klamath County, Oregon Account No. 4110 001CC03400-Key No. 120675-Code No., 228. The subject property is now owned by Arturo Leon. 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 01/11/93, 02/11/93, and the full unpaid balance of principal and interest due on 03/10/93. The sum owing on the obligation secured by the trust deed is: \$9,709.14 plus interest at the rate of 15% per annum from 12/17/92, until paid, plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs, all applicable late charges, 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 October 16, 2001 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 803 Main Street, #201, 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 6, 2001 s/s William I. Sismore Successor Trustee #4162 June 20, 27, 2001 July 4, 11, 2001

State of Oregon, County of Klamath  
Recorded 10/16/01 at 12:02 p.m.  
In Vol. M01 Page 52641  
Linda Smith,  
County Clerk Fee\$ 46.00