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Vol M02 Page 63059

State of Oregon, County of Klamath
Recorded 11/01/2002 10:25 A m.
Vol M02, Pg 63059-63
Linda Smith, County Clerk
Fee \$ 41.00 # of Pgs 5

☐ TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL

or

☒ TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Brett Alexander Pelleschi, is grantor; First American Title is Trustee; and Bill B. Harp, is Beneficiary, recorded in Official/Microfilm Records, Vol. M02, page 18377, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 3 Tract 1332 Scenic Valley, 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: Instalment due May 28, 2002, in the amount of \$175.00 and a like payment due on the 28th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$14,000.00 plus interest from April 27, 2002, 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 November 1, 2002, 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.

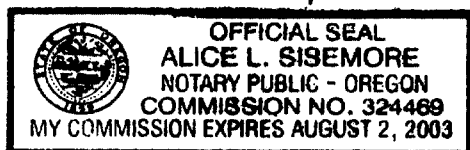
Dated: 07/03/02

William L. Sisemore
William L. Sisemore, Successor Trustee

STATE OF OREGON, County of Klamath) ss

The foregoing was acknowledged before me on July 3, 2002, 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

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Affidavit of Publication

63060

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 # 5051

Notice of Sale/Pelleschi

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

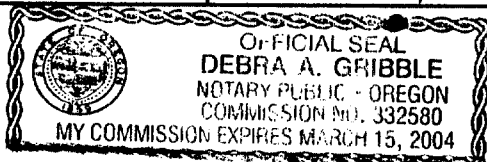
Insertion(s) in the following issues:
July 19, 26, August 2, 9, 2002

Total Cost: \$351.00

Larry L. Wells
Subscribed and sworn
before me on: August 9, 2002

Debra A. Gribble
Notary Public of Oregon

My commission expires March 15, 2004



TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Brett Alexander Pelleschi, is grantor; First American Title is Trustee; and Bill B. Harp, is Beneficiary, recorded in Official/Microfilm Records, Vol. M02, page 18377, Klamath County, Oregon covering the following described real property in Klamath County, Oregon: Lot 3 Tract 1932, Scenic Valley, 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: Installment due May 28, 2002 in the amount of \$125.00 and a like payment due on the 28th day of each month thereafter.

The sum owing on the obligation secured by the trust deed is: \$14,000.00 plus interest from April 27, 2002 plus all applicable late charges, plus trustee's fees, attorney's fees, foreclosure costs and 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 November 11, 2002 at 10:00 AM

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: 07/03/02, to William L. Sise, more Successor in Trustee, Attorney at Law, (541) 882-7229, #5051 July 19, 26, August 2, 9, 2002.

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 Brett Alexander Pelleschi as grantor(s) to First American Title as trustee, in which Bill B. Harp is beneficiary(ies), recorded on March 28, 2002, in the mortgage records of Klamath County, Oregon, in book/reel/volume no. M02, at page 18377, covering the following described real property situated in said county:

Lot 3 Tract 1332 Scenic Valley, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on July 3, 2002, 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, Trustee

Subscribed, sworn to and acknowledged before me this 3rd day of July, 2002.

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

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

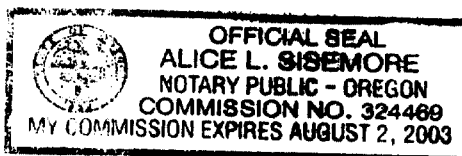


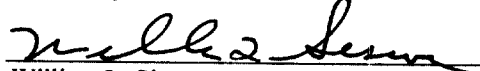
Exhibit 1

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON)
) SS
 County of Klamath)

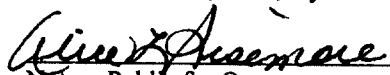
THIS IS TO CERTIFY that I am the Attorney and Trustee for beneficiary in that certain trust deed in which Brett Alexander Pelleschi, as grantor, conveyed to First American Title, as trustee, certain real property in Klamath County, Oregon; which said trust deed was dated March 28, 2002, and recorded, in the mortgage records of said county, in book/reel/volume M02, page 18377; thereafter a notice of default with respect to said trust deed was recorded July 3, 2002, in book/reel/volume M02, at page 38140, 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 1, 2002; 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.

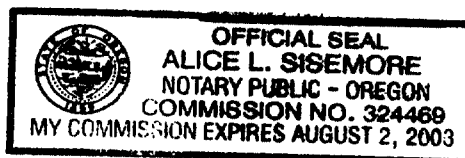

 William L. Sisemore, Trustee

STATE OF OREGON)
) SS
 County of Klamath)

This instrument was acknowledged before me on November 1, 2002, by William 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 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, restricted delivery, 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 July 3, 2002, 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:

Brett Alexander Pelleschi
4331 Gary Street
Klamath Falls, OR 97603

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

 X (3) Personal service of Trustee's Notice of Sale was not required because the property is not occupied as shown by Exhibit 1 attached hereto.

 X (4) The grantor(s) of the trust deed was/were not in the military service as shown by Exhibit 2 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 November 1, 2002.

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

