

38035

TRUSTEE'S INSTRUCTIONS RELATIVE TO
PROOF OF PERSONAL SERVICE OF
TRUSTEE'S NOTICE OF SALE

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TRUSTEE'S INSTRUCTIONS TO the person who serves the trustee's
notice of sale hereto attached:

Reference is made to:

1. That certain Trust Deed executed and delivered
by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife,
as Grantor, to OREGON TITLE COMPANY OF KLAMATH COUNTY, as Trustee,
in which THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known
as FIRST NATIONAL BANK OF OREGON), is Beneficiary, recorded on
March 19, 1963, in Book 216, at page 153, of the Record of Mort-
gages of Klamath County, Oregon.

2. That certain Trust Deed executed and delivered by
JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife,
as Grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee,
in which THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known
as FIRST NATIONAL BANK OF OREGON), is Beneficiary, recorded on
November 20, 1969, in Book M-69, at page 9743, of the Microfilm
Records of Klamath County, Oregon.

Said Trust Deeds cover the following-described real
property situated in the County of Klamath, State of Oregon:

Lot 21, Block 36, HOT SPRINGS ADDITION
to the City of Klamath Falls

A notice of default and election to sell and to fore-
close said Trust Deeds by advertisement and sale has been duly
recorded in the mortgage records of said county. You hereby are
directed to serve the trustee's notice of sale in said foreclosure
proceedings on the following persons whose interests in said de-
scribed real property are stated below:

John Edward Chambers
1955 Portland Street
Klamath Falls, Oregon
(Grantor in said Trust Deeds)

Gabriella Chambers
1955 Portland Street
Klamath Falls, Oregon
(Grantor in said Trust Deeds)

The undersigned hereby certifies that the persons named are the only persons named in subsection 1 of Section 86.750 of Oregon Revised Statutes who now occupy said real property. The word "Trustee" as used in these instructions means and includes any successor-trustee to the Trustee named in said Trust Deeds first mentioned above.

TRANSAMERICA TITLE INSURANCE
COMPANY

By

Kenneth R. Schramm
Assistant Secretary

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain Trust Deed made, executed and delivered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife, as Grantor, to OREGON TITLE COMPANY OF KLAMATH COUNTY, as Trustee, to secure certain obligations in favor of THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK OF OREGON), as Beneficiary, dated March 18, 1963, recorded March 19, 1963, in Book 216, at page 153, of the Record of Mortgages of Klamath County, Oregon.

TRANSAMERICA TITLE INSURANCE COMPANY was appointed successor trustee by a certain instrument dated April 19, 1972, and recorded April 24, 1972, in Book M-72, at page 4295, of the Microfilm Records of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Reference is further made to that certain Trust Deed made, executed and delivered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife, as Grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK OF OREGON), as Beneficiary, dated November 19, 1969, recorded November 20, 1969, in Book M-69, at page 9743, of the Microfilm Records of Klamath County, Oregon.

Said Trust Deed dated March 18, 1963, and said Trust Deed dated November 19, 1969, conveyed the following-described real property situated in Klamath County, Oregon, to Trustee in trust to secure the performance of obligations owed by Grantor to Beneficiary:

ORIGINAL

Lot 21, Block 36, HOT SPRINGS ADDITION to
the City of Klamath Falls

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Both Beneficiary and Trustee have elected to sell said real property to satisfy the obligations secured by said Trust Deeds and to foreclose said deeds by advertisement and sale; the default for which the foreclosure is made is the failure of Grantor to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Trust Deed dated March 18, 1963

\$157.61 due on Aug. 1, 1971
\$157.61 due on Sep. 1, 1971
\$157.61 due on Oct. 1, 1971
\$157.61 due on Nov. 1, 1971
\$157.61 due on Dec. 1, 1971
\$157.61 due on Jan. 1, 1972
\$157.61 due on Feb. 1, 1972
\$157.61 due on Mar. 1, 1972
\$157.61 due on Apr. 1, 1972

Trust Deed dated November 19, 1969

\$540.60 due on Aug. 5, 1971
\$540.60 due on Sep. 5, 1971
\$540.60 due on Oct. 5, 1971
\$540.60 due on Nov. 5, 1971
\$540.60 due on Dec. 5, 1971
\$540.60 due on Jan. 5, 1972
\$540.60 due on Feb. 5, 1972
\$540.60 due on Mar. 5, 1972
\$540.60 due on Apr. 5, 1972

By reason of said defaults Beneficiary has declared the entire unpaid balance of all obligations secured by said Trust Deeds together with the interest thereon immediately due, owing and payable.

The sum immediately due, owing and payable on the promissory note dated March 18, 1963, is \$16,734.19, together with interest thereon at the rate of 5 1/4 percent per annum from July 1, 1971, until paid.

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The sum immediately due, owing and payable on the promissory note dated November 19, 1969, is \$10,229.19, together with interest thereon at the rate of 9 percent per annum from July 5, 1971, until paid.

A notice of default and election to sell and to foreclose was duly recorded on April 28, 1972, in Book M-72, at page 4533, of the Microfilm Records of Klamath County, Oregon, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Monday, the 2nd day of October, 1972, at the hour of 11 a.m., at the office of Transamerica Title Insurance Company, 600 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 said described real property which said Grantor had or had power to convey at the time of the execution by Grantor of said Trust Deeds, together with any interest which said Grantor or the successors in interest to Grantor acquired after the execution of said Trust Deeds, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by the Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceedings dismissed and said Trust Deeds reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, Trustee's and attorneys' fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context here-10080
of so requires, the word "Grantor" includes any successor in inter-
est to Grantor as well as any other person owing an obligation,
the performance of which is secured by said Trust Deeds and their
successors in interest; the word "Trustee" includes any succes-
sor trustee and the word "Beneficiary" includes any successor in
interest of Beneficiary named in said Trust Deeds.

DATED at Portland, Oregon, May 2, 1972.

TRANSAMERICA TITLE INSURANCE
COMPANY

By Kenneth R. McBrann
Assistant Secretary

Trustee

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Transamerica Title Ins. Co.

this 7th day of Sept. A. D., 19 72 at 3:51 o'clock P. M., and duly recorded in
Vol. M72 of MISCELLANEOUS on Page 10075

Fee \$12.00

WM. D. MILNE, County Clerk
By Lucia Quintal