

4-22544

vol. 713 Page 7787

PROOF OF SERVICE

STATE OF OREGON )  
COUNTY OF KLAMATH ) SS

I, STEVEN CUPERNALL, being first duly sworn,  
depose, 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 twenty-one years and not the beneficiary or his successor in  
interest or the trustee or successor-trustee or the attorney for  
any of them, or a party to the foreclosure proceeding described  
in the attached original notice of sale given under the terms of  
that certain Deed of Trust described in said notice.

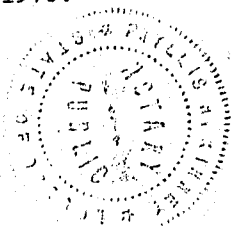
On FEBRUARY 15, 1973, I personally served the at-  
tached notice of sale within the County of Klamath, Oregon, on  
Ella F. MURPHY, by personally delivering a true copy of said notice  
of sale, certified to be such by the attorney for the trustee named  
in said notice, to Ella F. Murphy, personally and in person.

Said service of said notice of sale was fully completed  
more than 120 days prior to the day fixed in said notice by said  
trustee for the trustee's sale. The person so served by me is  
the identical person named in the trustee's certificate immediately  
preceding this affidavit.

J. M. BRITTON, Sheriff

BY: Steven Cupernall Deputy

SUBSCRIBED and sworn to before me, this 15<sup>th</sup> day of February,  
1973.



Phyllis Y. Kinney  
Notary Public for Oregon  
My commission expires: 4-30-76

7748

TRUSTEE'S NOTICE OF SALE - Grantor: John D. Murphy, et ux, Beneficiary: First National Bank  
TDSF #246 (13,603J) of Oregon

RETURN - SUBSTITUTE SERVICE

GUIDE PRINTING, INC.

STATE OF OREGON, }  
County of Klamath, } ss.

OFFICE OF THE SHERIFF

Trustee's Notice of Sale

I HEREBY CERTIFY that I received the within/ ~~summons~~ within said County and State on the 14th day of February, 1973, and that after due and diligent search and inquiry I have been unable to find the within named ~~defendant~~ JOHN D. MURPHY within said County and State.

Trustee's Notice of Sale

I FURTHER CERTIFY that I served the within/ ~~summons~~ within said County and State on the 15th day of FEBRUARY, 1973, on the within named ~~defendant~~ JOHN D. MURPHY by delivering a copy thereof ~~prepared and~~ ~~certified to by~~ ~~to the~~ ~~clerk of the court~~ ~~at the~~ ~~dwelling house and usual place of~~ ~~abode of said~~ ~~defendant~~ JOHN D. MURPHY in the State of Oregon.

J. M. BRITTON,  
Sheriff of Klamath County, Oregon.

By Steven Cupernall Deputy  
SUBSCRIBED and sworn to before me this 16th day of February, 1973

My commission expires: 4-30-76

Phyllis H. Stanley  
Notary Public for Oregon



RECEIVED

ORIGINAL

FEB 14 1 45 PM '73  
TRUSTEE'S NOTICE OF SALE

JIM BEYOND, CLERK  
KLAMATH COUNTY, OREGON  
BY \_\_\_\_\_

Reference is made to that certain Deed of Trust made, executed and delivered by JOHN D. MURPHY and ELLA F. MURPHY, husband and wife, as Grantor, to KLAMATH COUNTY TITLE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON, as Beneficiary, dated December 9, 1971, recorded December 13, 1971, in Book M71, at Page 13050, of the Record of Mortgages of Klamath County, Oregon, covering the following-described real property situated in said county and state, to wit:

Lot 7, Block 6, WINCHESTER No. 1025,  
according to the official plat thereof  
on file in the office of the County Clerk  
of Klamath County, Oregon

PIONEER NATIONAL TITLE INSURANCE COMPANY was appointed successor trustee by a certain instrument dated January 23, 1973, and recorded January 26, 1973, in Book M73, at Page 928, of the Record of Mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Both Beneficiary and Trustee have elected to sell said real property to satisfy the obligations secured by said Deed of Trust and to foreclose said deed 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:

\$167.00 due on Sep. 1, 1972  
\$167.00 due on Oct. 1, 1972  
\$167.00 due on Nov. 1, 1972  
\$167.00 due on Dec. 1, 1972  
\$167.00 due on Jan. 1, 1973  
\$167.00 due on Feb. 1, 1973

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent according to the terms of the promissory note described in said Deed of Trust. By reason of said default Beneficiary has declared the entire unpaid balance of all obligations secured by said Deed of Trust

ORIGINAL

7748

TRUSTEE'S NOTICE OF SALE - Grantor: John D. Murphy, et ux, Beneficiary: First National Bank  
TDSF #246 (13,603J) of Oregon

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GUIDE PRINTING, INC.

STATE OF OREGON, }  
County of Klamath, } ss.

OFFICE OF THE SHERIFF

Trustee's Notice of Sale

I HEREBY CERTIFY that I received the within/ ~~summons~~ within said County and State on the 14th day of February, 1973, and that after due and diligent search and inquiry I have been unable to find the within named ~~defendant~~ JOHN D. MURPHY within said County and State.

Trustee's Notice of Sale

I FURTHER CERTIFY that I served the within/ ~~summons~~ within said County and State on the 15th day of FEBRUARY, 1973, on the within named ~~defendant~~ JOHN D. MURPHY

by delivering a copy thereof ~~prepared and~~ ~~certified~~ ~~by~~ ~~me~~ ~~and~~ ~~the~~ ~~sheriff~~ ~~of~~ ~~the~~ ~~County~~ ~~of~~ ~~Klamath~~ ~~State~~ ~~of~~ ~~Oregon~~ ~~to~~ ~~the~~ ~~within~~ ~~named~~ ~~defendant~~ ~~JOHN D. MURPHY~~ ~~at~~ ~~the~~ ~~dwelling~~ ~~house~~ ~~and~~ ~~usual~~ ~~place~~ ~~of~~ ~~abode~~ ~~of~~ ~~said~~ ~~defendant~~ ~~JOHN D. MURPHY~~ ~~in~~ ~~the~~ ~~State~~ ~~of~~ ~~Oregon~~.

~~copy of the complaint prepared and certified by~~ ~~me~~ ~~and~~ ~~the~~ ~~sheriff~~ ~~of~~ ~~the~~ ~~County~~ ~~of~~ ~~Klamath~~ ~~State~~ ~~of~~ ~~Oregon~~ ~~to~~ ~~the~~ ~~within~~ ~~named~~ ~~defendant~~ ~~JOHN D. MURPHY~~ ~~at~~ ~~the~~ ~~dwelling~~ ~~house~~ ~~and~~ ~~usual~~ ~~place~~ ~~of~~ ~~abode~~ ~~of~~ ~~said~~ ~~defendant~~ ~~JOHN D. MURPHY~~ ~~in~~ ~~the~~ ~~State~~ ~~of~~ ~~Oregon~~.

J. M. BRITTON,  
Sheriff of Klamath County, Oregon.

By Steven Cupernall Deputy

SUBSCRIBED and sworn to before me this 16th day of February, 1973

My commission expires: 4-30-76

Phyllis N. Ramsey  
Notary Public for Oregon



7748A  
RECEIVED

FEB 14 1 45 PM '73  
TRUSTEE'S NOTICE OF SALE

J.M. BRITTON, CHIEF CLERK  
KLAMATH COUNTY, OREGON  
BY \_\_\_\_\_

ORIGINAL

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according to the official plat thereof  
on file in the office of the County Clerk  
of Klamath County, Oregon

PIONEER NATIONAL TITLE INSURANCE COMPANY was appointed successor trustee by a certain instrument dated January 23, 1973, and recorded January 26, 1973, in Book M73, at Page 928, of the Record of Mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Both Beneficiary and Trustee have elected to sell said real property to satisfy the obligations secured by said Deed of Trust and to foreclose said deed 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:

\$167.00 due on Sep. 1, 1972  
\$167.00 due on Oct. 1, 1972  
\$167.00 due on Nov. 1, 1972  
\$167.00 due on Dec. 1, 1972  
\$167.00 due on Jan. 1, 1973  
\$167.00 due on Feb. 1, 1973

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent according to the terms of the promissory note described in said Deed of Trust. By reason of said default Beneficiary has declared the entire unpaid balance of all obligations secured by said Deed of Trust

ORIGINAL

together with the interest thereon immediately due, owing and payable, said sums being the following to wit: 7749

\$19,434.89, together with interest thereon  
at the rate of 7 percent per annum from  
August 1, 1972, until paid, less balance, if  
any, in loan trust fund account at time of sale.

A notice of default and election to sell and to foreclose  
was duly recorded on February 7, 1973, in Book M73, at Page 1389,  
of said Record of Mortgages, reference thereto hereby being expressly  
made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned  
Trustee will, on Tuesday, the 3rd day of July, 1973, at the hour  
of 1:30 p.m., at the office of Klamath County Title Company, 422  
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 Deed of Trust, together with any interest which said Grantor  
or the successors in interest to Grantor acquired after the execu-  
tion of said Deed of Trust, 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 proceeding  
dismissed and the Deed of Trust 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, Trus-  
tee's and attorneys' fees at any time prior to five days before  
the date set for said sale.

STATE  
County  
Filed for  
KIAM  
on this 19th  
at 4:19  
recorded in Vol  
Page 7747  
WM.  
Fee \$ 10.00 By



In construing this notice and whenever the context hereof 750  
so requires, the word "Grantor" includes any successor in interest  
to Grantor as well as any other person owing an obligation, the  
performance of which is secured by said Deed of Trust and their  
successors in interest; the word "Trustee" includes any successor  
trustee and the word "Beneficiary" includes any successor in inter-  
est of Beneficiary named in the Deed of Trust.

DATED at Portland, Oregon, February 12 1973.

PIONEER NATIONAL TITLE INSURANCE  
COMPANY Trustee

By

*Robert C. Hunter*  
Assistant Secretary

ROBERT C. HUNTER  
Assistant Secretary

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
KIAMATH COUNTY TITLE CO  
on this 19th day of June A. D., 1973  
at 11:19 o'clock P. M. and duly  
recorded in Vol. M 73 of MORTGAGES  
Page 7747

WM. D. MILNE, County Clerk

By *W. D. Milne*  
Fee \$ 10.00 Deputy.



7746

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY TITLE CO

on this 19th day of JUNE A. D., 19 73

at 1:19 o'clock P.M. and duly

recorded in Vol. M 73 of MORTGAGES

Page 7745

WM. D. MILNE, County Clerk

Fee \$ 4.00 By *Hazel Drake* Deputy.