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77-2393

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MTC 4621

## PROOF OF SERVICE

I, BEN H. DERBY III

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 its 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 trust deed described in said notice.

On December 30, 19 77, at 11:24 (a.m.) (~~PM~~), I personally served the attached notice of sale at the following place, Denny's Restaurant

within the county of Klamath, Oregon, on Bill Vancie 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 Bill Vancie personally and in person.

The service of said notice of sale was fully completed at least 120 days prior to the day fixed by said trustee in said notice for the trustee's sale.

**TOM DURYEE, SHERIFF**  
**KLAMATH COUNTY**  
**KLAMATH FALLS, ORE. 97601**

Ben H. Derby  
 Deputy

77-2393  
5925

PROOF OF SERVICE

I, DAVID F. MOHN, hereby 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 its 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 trust deed described in said notice.

On December 21, 19 77, at 3:50 (~~AM~~) (p.m.), I personally served the attached notice of sale at the following place, 700 Roseway Dr., Klamath Falls, Oregon 97601, within the county of Klamath, Oregon, on Fred Coreneberg 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 FRED CORENEBERG personally and in person.

The service of said notice of sale was fully completed at least 120 days prior to the day fixed by said trustee in said notice for the trustee's sale.

**TOM DURYEE, SHERIFF  
KLAMATH COUNTY  
KLAMATH FALLS, ORE. 97601**

David F. Mohn  
Deputy



# TRUSTEE'S NOTICE OF SALE

77-2393  
ORIGINAL

Reference is made to that certain trust deed made, executed and delivered by LARRY D. SPRAGUE and RENEE SPRAGUE, husband and wife, as Grantor, to MOUNTAIN TITLE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON, as Beneficiary, dated December 9, 1976, and recorded December 10, 1976, in (88) book M-76 at page 19857, of the record of mortgages of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

The West 11 feet of Lot 43 the East 34 feet of Lot 44, and the East 34 feet of Lot 59, and the vacated alley adjacent thereto, Roselawn, a subdivision of Block 70, Buena Vista Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon, including the following fixture:

Range.

RICHARD A. EDWARDS, an attorney who is an active member of the Oregon State Bar, was appointed successor trustee by a certain instrument dated November 16, 1977, and recorded November 17, 1977, in (88) book M-77 at page 22395 of the record of mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Beneficiary has elected to sell said real property to satisfy the obligations secured by said trust deed 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:

\$208.39 due Jun 1, 1977  
\$208.39 due Jul 1, 1977  
\$208.39 due Aug 1, 1977  
\$208.39 due Sep 1, 1977  
\$208.39 due Oct 1, 1977  
\$208.39 due Nov 1, 1977

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TOM DURYEE, SHERIFF  
KLAMATH COUNTY, OREGON  
BY DEPUTY

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent. By reason of said default Beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed, together with the interest thereon, immediately due, owing and payable, said sums being the following, to wit:

\$21,408.50, together with interest thereon at the rate of 8 percent per annum from May 1, 1977, until paid, less balance, if any, in loan trust fund account at time of sale.

An amended notice of default and election to sell and to foreclose was duly recorded on December 1, 1977, in (88) book M-77 at page 23249 of said record of mortgages, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee or Trustee's attorneys will, on Tuesday the 2nd day of May, 1978, at the hour of 11:00 a. m., Standard Time as established by ORS 187.110, at the offices of Ganong & Sisemore, Attorneys at Law, 540 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 Grantor had or had power to convey at the time of the execution by Grantor of said trust deed, together with any interest which Grantor or the successors in interest to Grantor acquired after the execution of said trust deed, 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 Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is further given that Grantor or any person named in Section 86.760 of Oregon Revised Statutes has the right at any time prior to five days before the Trustee's sale to require that the foreclosure proceeding be dismissed and the trust deed reinstated by the payment of the entire amount due (other than such portion of the principal as would not be due had no default occurred) under the terms of said trust deed and the obligations secured thereby, including all costs and expenses actually incurred and Trustee's and attorneys' fees as provided by ORS 86.760.

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

DATED at Portland, Oregon, December 1, 1977.

Richard A. Edwards Trustee  
900 S.W. Fifth Avenue  
Portland, Oregon 97204  
(503) 224-5858

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MTC

ORIGINAL