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Vol. 1182 Page 16108

PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE UPON PERSON HAVING A LIEN OR INTEREST
SUBSEQUENT TO THE TRUSTEE AND TRUSTEE'S INSTRUCTIONS RELATIVE THERETO (90-Day Notice)

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON,

County of Klamath

SS.

I, the undersigned Trustee, being first duly sworn, depose and say:

The person to be served named below is any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the interest of the trustee in the trust deed described in said Notice of Sale, if such lien or interest appears of record or the trustee or the beneficiary has actual notice of such lien or interest.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7 D.(2) and 7 D.(3), upon the following person or persons:

NAME OF PERSON TO BE SERVED

PROPERTY ADDRESS

Paddock Mobile Homes, Inc.

3112 Washburn Way
Klamath Falls, OR 97601

Service must be made at least 90 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is August 30, 1982.

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

TRANSAMERICA TITLE INSURANCE COMPANY

BK:

Anteene Belles

Trustee

Subscribed and sworn to before this 13th day of August, 1982

(SEAL)

Notary Public for Oregon

My commission expires: 2/14/85

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE OF TRUSTEE'S NOTICE OF SALE
(90-Day Notice per ORS 86.740(2))

RE: Trust Deed from

Brown

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

T/A - Julie

(Continued on reverse hereof)

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } SS.

I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book/real/volume No. on page or as document/tee/file/instrument/microfilm No. , Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

PROOF OF SERVICE

STATE OF Oregon, County of Klamath ss

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am ~~not~~^{an} owner, partner, proprietor, officer, director, trustee, stockholder, employee or agent of the beneficiary of this gift or of the estate of the decedent from which the gift or inheritance was derived.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock _____ M.

Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19_____, at _____ o'clock _____ M.

Substituted Service Upon Individual(s)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____

to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____ at _____ o'clock M.

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____

to _____, who is a person over the age of 14 years and a member of the household of the person served on _____ 19____ at _____ o'clock M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____

by leaving such true copy with _____, the person who is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, _____ M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon Paddock Mobile Homes, by _____
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to Barbara Brink who is a/the
* Sales Manager thereof: OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____ who is at the * _____ thereof:

* Specify registered agent, officer (by title), director, general partner, managing agent.

at Klamath Falls, Oregon on August 13, 1982 at 3:45 o'clock P.M.

Service Upon State of Oregon

Upon the State of Oregon by leaving such true copy with....., a deputy/
clerk (delete word inapplicable) at the office of the Attorney General on 19..... at o'clock M.

Service Upon Public Bodies

Upon by

(a) serving such true copy, personally and in person on _____, who is the
* _____ thereof. OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____ who is at the * _____ thereof:

* Specify director, managing agent, clerk, secretary

at _____, on _____, 19____, at _____ o'clock ____M.

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon.

_____, who is the district attorney for the county, by

(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with _____, the person who is apparently in charge of the district attorney's office.

at _____ on _____ 19____ at _____ o'clock M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Service cannot be made upon _____, after reasonable efforts to do so have been made;
I attempted to make service by _____

Subscribed and sworn to before me this 13th day of

Notary Public for Oregon
My commission expires

(SEAL)

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains **most, but not all**, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

16110

STATE OF OREGON, County of Klamath, ss:

I, Julie Beebe

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 eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME	ADDRESS
JOHN L. BROWN	Star Route Box 88D AND 1200 Newbury Rd., #41 Chiloquin, OR 97624 Newbury Park, CA 91320
ADELLA R. BROWN	Star Route Box 88D AND 1200 Newbury Rd., #41 Chiloquin, OR 97624 Newbury Park, CA 91320

Lot 44 in Block 31 of Tract 1184—Oregon Shores—Unit 2—1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of Klamath County, State of Oregon.

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Andrew A. Patterson, Assistant Secretary, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 30, 19 82. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

JULIE BEEBE

Subscribed and sworn to before me this 30th day of July, 19 82

Notary Public for Oregon. My commission expires 11-16-84

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF
SALE TO GRANTOR, SUCCESSOR IN INTEREST TO
GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

John L. and Adella R. Brown
Grantor

TO

Transamerica Title Insurance Co.
Trustee

AFTER RECORDING RETURN TO

JULIE - T/A

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN.
TIES WHERE
USED.)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

16111



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by JOHN L. BROWN and ADELLA R. BROWN, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of Wells Fargo Realty Services, Inc., a California Corporation, as beneficiary, dated April 18, 1979, recorded July 26, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-79 at page 17733, or as document/file/instrument/microfilm No. 71279 (XXXXXX), covering the following described real property situated in said county and state, to-wit:

Lot 44 in Block 31 of Tract 1184—Oregon Shores—Unit 2—1st Addition as shown on the map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

Both the beneficiary and the trustee have elected to sell the 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 grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent: monthly installments of principal and interest due November and December, 1981 and January, February, March, April, May, June and July 1982 in the amount of \$60.77 each; and subsequent installments in like amounts; and assessment dues in the amount of \$79.00; and subsequent assessment dues under the terms and provisions of the Note and Deed of Trust

By reason of said default the 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: \$4,432.36 plus interest thereon from October 15, 1981 at the rate of (8.5%) EIGHT AND ONE HALF PERCENT PER ANNUM UNTIL PAID, and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust

A notice of default and election to sell and to foreclose was duly recorded July 29, 1982, in book M-82 at page 9710 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 30th day of November, 1982, at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance of the County Courthouse 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 the said described real property which the grantor had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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 trust deed 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 attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the 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 the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, July 29, 1982

TRANSAMERICA TITLE INSURANCE COMPANY INC.

BY: Adella R. Brown

Trustee

State of Oregon, County of Klamath

Assistant Secretary

I, the undersigned, certify that I am the attorney for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls, Oregon, this 29th day of July, 1982

TRANSAMERICA TITLE INSURANCE COMPANY INC.

Attorney for said Trustee

Affidavit of Publication

16112

STATE OF OREGON,
COUNTY OF KLAMATH

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that
I am the principal clerk of the publisher of
the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS. printed and
published at Klamath Falls in the aforesaid
county and state; that the

#118 Trustee's Sale-Brown

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~consecutive~~ consecutive week s ~~times~~

(4 insertion s) in the following issue s:

October 19, 1982

October 26, 1982

November 2, 1982

November 9, 1982

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 9th
day of November 19 82

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed and
delivered by JOHN L. BROWN
and ADELLA R. BROWN, as
grantor, to Transamerica Title
Insurance Company, as trustee, to
secure certain obligations in favor
of Wells Fargo Realty Services,
Inc., a California Corporation, as
beneficiary, dated April 10, 1979,
recorded July 26, 1979, in the
mortgage records of Klamath
County, Oregon, in book No. M-79
at page 17733, or as docu-
ment/fee/file/instrument
/microfilm No. 71279, covering the
following described real property
situated in said county and state,
to-wit:

Lot 44 in Block 31 of Tract 1184-
Oregon Shores-Unit 2-1st Addition
as shown on the map filed on
November 8, 1978 in Volume 21,
Page 29 of Maps in the office of the
County Recorder of said County.

Both the beneficiary and the
trustee have elected to sell the said
real property to satisfy the obliga-
tions secured by said trust deed
and to foreclose said deed by
advertisement and sale; the de-
fault for which the foreclosure is
made is grantor's failure to pay
when due the following sums
owing on said obligations, which
sums are now past due, owing and
delinquent: monthly installments
of principal and interest due
November and December, 1981
and January, February, March,
April, May, June and July, 1982 in
the amount of \$60.77 each; and
subsequent installments in like
amounts; and assessment dues in
the amount of \$79.00; and subse-
quent assessment dues under the
terms and provisions of the Note
and Deed of Trust.

By reason of said default the
beneficiary has declared the entire
unpaid balance of all obligations
secured by said trust deed
together with the interest thereon,
immediately due, owing and pay-
able, said sums being the follow-
ing, to-wit: \$4,432.36 plus interest
thereon from October 15, 1981 at
the rate of (6.5%) EIGHT AND
ONE HALF PERCENT PER
ANNUM UNTIL PAID, and all
sums expended by the Beneficiary
pursuant to the terms and pro-
visions of the Note and Deed of
Trust.

A notice of default and election to
sell and to foreclose was duly
recorded July 29, 1982, in book M-
82 at page 9710 of said mortgage
records, reference thereto hereby
being expressly made.

WHEREFORE, NOTICE
HEREBY IS GIVEN That the
undersigned trustee will on Tues-
day, the 30th day of November,
1982, at the hour of 10:00 o'clock,
A.M., Standard Time, as
established by Section 187.110,
Oregon Revised Statutes, at the
front entrance to the County
Courthouse, in the City of Klamath
Falls, County of Klamath, State of
Oregon, sell at public auction to
obligations thereby secured and
the costs and expenses of sale,
including a reasonable charge by
the trustee. 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 trust deed 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 at-
torney's fees at any time prior to
five days before the date set for
said sale.

In construing this notice and
whenever the context hereof so
requires, the masculine gender
includes the feminine and the
neuter, the singular includes the
plural, the word "grantor" in-
cludes any successor in interest to
the 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 suc-
cessor in interest of the
beneficiary named in the trust
deed.

DATED at Klamath Falls, Oregon,
July 29, 1982.
TRANSAMERICA TITLE IN-
SURANCE COMPANY, INC.
BY: Andrew A. Patterson, Trustee
#118 Oct. 19, 26, Nov. 2, 9, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 20 day of Nov A.D. 1982 at 9:54 o'clock A.M., and
duly recorded in Vol. M82, of Mtge on page 16108

By Lyn Behn, County Clerk

Fee \$20.--