

18334

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR, Page 17683
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

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

David J. Robinson

P. O. Box Z, Klamath Falls, OR 97601

Barbara N. Cumming

P. O. Box Z, Klamath Falls, OR 97601

G. Robert Lecklider

3524 Pine Grove Road, Klamath Falls, OR 97601

Nancy C. Lecklider

3524 Pine Grove Road, Klamath Falls, OR 97601

Lot 2 Blk 26 Oregon Shores Unit 2 Tr. 1113

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 ~~xxxattorney~~ 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 August 12, 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

NOTARY

Subscribed and sworn to before me this 12th day of August, 19 82.

(SEAL)

Mary Ann O'Leary
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

David J. Robinson and Barbara N. Cumming

Grantor

TO
Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

T/A - Julie

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/tile/Instrument/microfilm No. _____, Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

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

17684



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by DAVID ROBINSON and BARBARA CUMING, 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 May 3, 1978, recorded August 16, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-78 at page 17997, ~~xxxx~~ ~~documentary fee, the instrument, in book No. xxxxxxxxxxxxxxxx~~ (indicate which), covering the following described real property situated in said county and state, to-wit: Lot 2 in Block 26 of Tract 1113-Oregon Shores- Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 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 December, 1981, January, February, March, April, May and June, 1982 in the amount of \$54.60 each; and subsequent installments in like amounts; and subsequent installments of 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: \$3,383.73 plus interest thereon from November 3, 1981 at the rate of (8.0%) EIGHT 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 August 11, 1982, in book M-82 at page 10357 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 14th day of December, 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, August 11, 1982.

TRANSAMERICA TITLE INSURANCE COMPANY INC.

BY: 

Trustee

State of Oregon, County of Klamath, Assistant Secretary

I, the undersigned, certify that I am the attorney or one of the attorneys 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 14th day of August, 1982.

TRANSAMERICA TITLE INSURANCE COMPANY INC.

BY: 

Attorney for said Trustee

17689

**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)**

RECEIVED
MULTNOMAH COUNTY
1985 AUG 16 PM 1:47
DEPT. JUSTICE SERVICES
CIVIL PROCESS DIVISION

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

Simlog Leasing Co.
c/o Schwabe, Williamson, Wyatt, Moore & Roberts
Attention: Jim Huegli

1220 Standard Plaza 1100 SW 6th
Portland, OR 97204

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 September 14, 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

BY: Julie T/A

Trustee

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

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

Robinson & Cuming

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

T/A - Julie

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of August, 1982, at 1:47 o'clock PM, and recorded in book/reel/volume No. 17689 on page 1 or as document/tee/file/instrument/microfilm No. 17689, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Julie T/A Deputy

STATE OF Oregon

PROOF OF SERVICE

County of Multnomah

17686

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 the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

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:

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

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

age of 14 years and a member of the household of the person served on _____, 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.

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

age of 14 years and a member of the household of the person served on _____, 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) _____, 19____, at _____ o'clock ____M.

business at _____, at the office which he/she maintains for the conduct of _____, by leaving such true copy with _____.

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 **SIMLOG LEASING CO.** (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____, by _____, who is at the

(b) leaving such true copy with **Lisa Ross**, Secretary, the person who is apparently in charge of the office of **Williamson, Schwabe**, who is at the _____ Agent

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

at **1400 SW 6th, Portland, Oregon**, on **Aug 18**, 19**82**, at **11:05** o'clock **A.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

(a) serving such true copy, personally and in person on _____, by _____, who is the

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

Specify director, managing agent, clerk, secretary

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, on _____, 19____, at _____ o'clock ____M.

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

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 **20** day of **AUGUST**, 19**82** **Joe K. Parrish**

(SEAL)

Notary Public for Oregon
My commission expires **Oct 6, 1982**

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.

10/3/79

17687

**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

ADDRESS

State of Oregon, Department of Revenue

403 Pine, K. Falls, OR 97601

South Valley State Bank

5215 South 6th Street, K. Falls, OR 97601

Frederick D. Ehlers and Helen Ann Ehlers

Route 5, Box 1403 Sunset Beach, K. 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 September 14, 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

BY Andrew A. Patterson, Assistant Secretary

Subscribed and sworn to before this 10th day of September, 1982

Notary Public for Oregon
My commission expires: 2/14/85

(SEAL)

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

Robinson & Cuming

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Insurance Co.
600 Main Street
Klamath Falls, OR 97601
Attent: Julie

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/reel/volume No. _____ on page _____ of as fee/file/instrument/microfilm/reception No. _____.

Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

17688

PROOF OF SERVICE
Klamath

STATE OF Oregon

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 the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

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 Frederick D. Ehlers, by delivering such true copy to him/her, personally and in person,
 at 3226 South 6th Street, Klamath Falls, Oregon, on September 14, 1982, at 2:00 o'clock P.M.
 Upon Helen Ann Ehlers, by delivering such true copy to him/her, personally and in person,
 at 3226 South 6th Street, Klamath Falls, Oregon, on September 14, 1982, at 2:00 o'clock P.M.

Substituted Service Upon Individual(s)
 Upon _____, by delivering such true copy at his/her dwelling house
 or usual place of abode, to-wit: _____, 19____, at _____ o'clock _____ M.
 to _____, who is a person over the
 age of 14 years and a member of the household of the person served on _____, by delivering such true copy at his/her dwelling house
 Upon _____, who is a person over the
 or usual place of abode, to-wit: _____, 19____, at _____ o'clock _____ M.
 to _____, who is a person over the
 age of 14 years and a member of the household of the person served on _____, by delivering such true copy at his/her dwelling house
 Office Service Upon Individual(s)
 Upon _____, at the office which he/she maintains for the conduct of
 business at _____, the person who
 is apparently in charge, on _____, during normal working hours, at to-wit: _____ o'clock, _____ M.
 by leaving such true copy with _____, the person who is apparently in charge of the
 is apparently in charge, on _____, 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 South Valley State Bank
 (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
 (a) delivering such true copy, personally and in person, to C. E. Spence, who is a/the
 Vice-President thereof; OR
 (b) leaving such true copy with _____, who is a/the
 office of _____, the person who is apparently in charge of the
 * Specify registered agent, officer (by title), director, general partner, managing agent.
 at 5215 South 6th Street, Klamath Falls, Oregon, on September 14, 1982, at 11:00 o'clock A.M.
 Service Upon State of Oregon - Department of Revenue
 John C. Dykes, a revenue agent
 at 403 Pine St., K. Falls, OR 9/13, 1982, at 9:00 o'clock A.M.

Upon the State of Oregon by leaving such true copy with _____, the person who is apparently in charge of the
 (delete word inapplicable) at the office of the Attorney General on _____, who is the
 Service Upon Public Bodies

Upon _____, the person who is apparently in charge of the
 (a) serving such true copy, personally and in person on _____, thereat, OR
 (b) leaving such true copy with _____, who is a/the _____, 19____, at _____ o'clock _____ M.
 office of _____, the person who is apparently in charge of the
 * Specify director, managing agent, clerk, secretary _____, on _____, 19____, at _____ o'clock _____ M.
 at _____, who is the district attorney for the county, by
 FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, the person who is apparently in charge of the district attorney's office.
 (a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with _____, 19____, at _____ o'clock _____ M.

at _____, the person who is apparently in charge of the district attorney's office.
 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 14th day of September, 1982

Notary Public for Oregon
 My commission expires 2/14/85

(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.

10/3/79

AFFIDAVIT OF MAILING NOTICE OF SALE IN LIEU OF SERVICE

17689

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 Ketarbus, doing business as Jefferson
State Janitorial

P. O. Box 1362
Klamath Falls, OR 97601

Doris Ketarbus, doing business as Jefferson
State Janitorial

P. O. Box 1362
Klamath Falls, OR 97601

The foregoing includes 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 if the lien or interest appears of record or the trustee or the beneficiary has actual notice of the lien or interest, and upon whom after reasonable efforts service could not be made pursuant to ORS 87.640(2).

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 September 14, 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 90 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 14th day of September, 19 82

(SEAL)

Mary Ann Lyons
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
IN LIEU OF SERVICE

RE: Trust Deed from

Robinson & Cuming

Grantor

TO

Transamerica Title Insurance Co.

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Insurance Co.

600 Main Street
Klamath Falls, OR 97601

Attent: Julie

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

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



NOTICE OF NONJUDICIAL SALE

RE G. Robert and Nancy Lecklider - Serial Number KF-1453, I.D. #544-10-4449
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property: Lot 2, Block 26 of Tract 1113 - Oregon Shores - Unit 2, in the County of Klamath, State of Oregon.

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at the front entrance to the County Courthouse, Klamath Falls, Oregon on December 14, 1982, at 10:00 o'clock A. M., on the following terms cash to the highest bidder

2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

| | |
|--------------------------------------|--------------------|
| Principal amount | \$ 3,383.73 |
| Interest to date of sale | \$ 305.00 |
| Legal fees | \$ 713.00 |
| Selling costs included in legal fees | \$ |
| Other: N/A | \$ |
| TOTAL: | \$ 4,401.73 (est.) |

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon: Portland

(ii) Taxpayers Name(s): G. Robert & Nancy Lecklider
Address 1453 Esplanade, Klamath Falls, OR 97601

(iii) Date of filing lien: 9/7/82, Place of filing: Klamath County Clerk's Office

☐ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

Transamerica Title Insurance Company, Trustee
NAME

600 Main Street

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: September 13, 1982

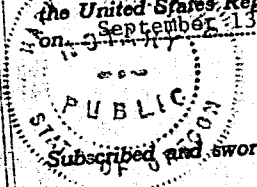
*Provide a detailed description, including location, of the property affected by the notice (in case of real property, the street address, city and State and the legal description contained in the title or deed to the property and, if available, a copy of the abstract of title). In case of the sale of perishable property, include a statement of the reasons the property is believed to be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath } ss.
I, Julie Beebe

September 13, 1982, being first duly sworn, depose and say: That on September 13, 1982, I notified the Secretary of the Treasury of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special Procedures Section, District Director of Internal Revenue, P. O. Box 3550, Portland, OR 97208

Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in the United States Registered or Certified Mail at Klamath Falls, Oregon, on September 13, 1982, which was not less than twenty-five (25) days prior to the sale.



JULIE BEEBE

September 13, 1982

Subscribed and sworn to before me this 13th day of September, 1982
AFTER RECORDING RETURN TO: T/A - Julie
(SEAL)

Notary Public for Oregon
My commission expires: 11/16/84

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated September 13, 1982

By _____
Title: _____

NOTE—If signed acknowledgement is requested, submit in duplicate.

Affidavit of Publication 17691

STATE OF OREGON,
COUNTY OF KLAMATH

55.

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

#175 Trustee's Sale-Robinson/Cuming

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

~~consecutive~~ consecutive week s ~~day~~

(4 insertion s) in the following issue s: —

November 2, 1982

November 9, 1982

November 16, 1982

November 23, 1982

Total Cost: \$195.00

Sarah L. Parsons

Subscribed and sworn to before me this 23rd
day of November 19 82

Rita Backa
Notary Public of Oregon

My commission expires Jan 15 83

(COP

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by DAVID ROBINSON and BARBARA CUMING, 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 May 3, 1978, recorded August 16, 1978, in the mortgage records of Klamath County, Oregon, in book No. M-78 at page 17997, covering the following described real property situated in said county and state, to-wit: Lot 2 in Block 26 of Tract 1113 Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 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 December, 1981, January, February, March, April, May and June, 1982 in the amount of \$54.60 each; and subsequent installments in like amounts; and subsequent installments of 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: \$3,383.73 plus interest thereon from November 3, 1981 at the rate of (8.0%) EIGHT 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 August 11, 1982, in book M-82 at page 10357 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN: That the undersigned trustee will on Tuesday, the 14th day of December, 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, August 11, 1982.

TRANSAMERICA TITLE INSURANCE COMPANY, INC.

BY: Andrew A. Patterson, Trustee

#175 Nov. 2, 9, 16, 23, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 13 day of Dec. A.D. 19 82 at 3:35 o'clock B M

duly recorded in Vol. M82, of Mtg on 17 1983

Fee \$36.00

By Joyce McPherson
CLERK OF COUNTY