

82-3717

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18753

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PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT AND TRUSTEE'S INSTRUCTIONS
RELATIVE THERETO (120-Day Notice)

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

STATE OF OREGON }
County of Multnomah } ss.

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

The person to be served named below is an occupant of the property described in the Notice of Sale attached hereto and is either the grantor in the trust deed described in said Notice of Sale, or the successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, or a lessee.

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

Gerald Steven Campbell and
Denise Ellen Campbell1530 Austin Street
Klamath Falls, Oregon 97601

Service must be made at least 120 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is August 29, 1982.

The undersigned hereby certifies that said person is the only person named in ORS 86.750(1) who now occupies said property.

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

Gerald Campbell
Trustee

Subscribed and sworn to before this 9th day of August, 1982.

Denise Hance
Notary Public for Oregon

My commission expires 3-11-85

(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 UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
Gerald Steven Campbell and
Denise Ellen Campbell

Grantor

TO

Transamerica Title
Insurance Company

Trustee

AFTER RECORDING RETURN TO

Douglas M. Thompson, PC
1200 Standard Plaza
1100 SW 6th Avenue
Portland, Oregon 97204SPACE 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 1982, 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

82-3717

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

18427

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Gerald Steven Campbell and Denise Ellen Campbell, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated January 15, 19 79, recorded January 17, 19 79, in the mortgage records of Klamath County, Oregon, in ~~XXXXXX~~ volume No. M-79 at page 1463.
~~the following described real property situated in said county and state, to-wit:~~

Lot 20, Block 1, SUNNYLAND, in the County of Klamath, State of Oregon.

HAVING THE STREET ADDRESS OF: 1530 Austin St., Klamath Falls, OR 97601
 Addendum to Trust Deed recorded January 17, 1979 in M-79 on Page 1466, records of Klamath County, Oregon, executed by Gerald Steven Campbell and Denise Ellen Campbell.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is grantor's failure to pay when due the following sums:
 Monthly installments in the amount of \$252.00 each, including escrow deposit for real property taxes, FHA insurance premiums and hazard insurance premiums, beginning with the installment due June 1, 1981, and continuing through the installment due July 1, 1982, plus late charges in the amount of \$7.38 each on each installment not paid by the 15th day of the month in which it became due.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:
 \$26,377.80, together with interest thereon from May 1, 1981 at the rate of 7.25% per annum, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed, including an advance of \$171.00 for a foreclosure title report and an advance of \$131.57 for FHA insurance premium.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 5, 19 83, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 9, 19 82

Trustee

State of Oregon, County of _____, ss:
 I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

SERVE:

If the foregoing is a copy to be served pursuant to ORS 86.740(2) or ORS 86.750(1), fill in opposite the name and address of party to be served.

18428

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 82-3717

I hereby certify that I received on August 12, 1982 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Show Cause Order () Notice
 () Writ of Garnishment () Order of Appearance () Waiver of fees

(x) TRUSTEE'S NOTICE OF SALE

for service on the within named: Gerald Steven Campbell

() SERVED _____ personally and in person
 at _____

() SUBSTITUTE SERVICE - By leaving a true copy with _____
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
 the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____
 (x) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: Gerald Steven Campbell
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: _____ September 1, 1982 8:00 a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By M. Freese Deputy

SHERIFF'S RETURN OF SERVICE

18429

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No.

Sheriff's Case No. 82-3717

I hereby certify that I received on August 12, 1982 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Show Cause Order () Notice
 () Writ of Garnishment () Order of Appearance () Waiver of fees

(x) TRUSTEE'S NOTICE OF SALE

for service on the within named: Denise Ellen Campbell

(x) SERVED Denise Ellen Campbell personally and in person.
 at 1530 Austin, Klamath Falls, OR 97601

() SUBSTITUTE SERVICE - By leaving a true copy with _____
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
 the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: August 19, 1982 10:54 a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By



STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for
 record on the 22nd day of Dec A.D., 19 82 at 3:57 o'clock P M
 and duly recorded in Vol. 482 of 114 on page 1826

FEE \$ 16.00

EVELYN BIEHN COUNTY CLERK
 by Michael A. Hudson Deputy