

21358

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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:

Advanced Collections

PROPERTY ADDRESS

304 E. Main  
Talent, Or. 97526

RECEIVED  
1982 NOV 22 PM 2:34  
JACKSON COUNTY  
SHERIFF'S OFFICE

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 December 13, 19 82.  
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before this 17th day of Nov., 19 82.

William M. Ganong Trustee

Bernice D. Knapp  
Notary Public for Oregon

My commission expires: 3-13-84

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  
Robert Leroy Buschmann  
Sylvia L. Buschmann  
Grantor

TO  
William L. Sizemore  
Trustee

AFTER RECORDING RETURN TO  
William M. Ganong  
1151 Pine Street  
Klamath Falls, OR 97601

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 \_\_\_\_\_ 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



IN THE  
COUNTY OF

OFFICE OF THE SHERIFF  
COURT OF THE STATE OF

3851

Town & Country Mortgage & Investment  
VS  
Robert Leroy Buschmann

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON )  
County of Jackson ) ss.

I hereby certify that on the 23rd day of Nov, 1982, at the hour of 3:58pm,  
I served Advanced Collections by:  
X Personal Service (Personally and in Person)  
Substitute Service (By serving a person over the age of 14 years, who resides at the  
usual place of abode of the within named)  
Office Service (By serving the person apparently in charge)  
By posting (Said residence)

A certified/true copy of:

Summons  
Motion  
Complaint  
Petition  
Other:

Writ of Garnishment  
Order  
Citation  
X Notice Trustee's Notice

Small Claims  
Affidavit  
Subpoena  
Decree

Together with a copy of

To Isabel Wild, Mgr at 304 E. Main, Talent

NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, and after due and diligent search and inquiry, I have  
been unable to locate  
the County of Jackson. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

I being first duly sworn on oath, depose and state that I, now and at times herein  
mentioned, am a citizen of the United States of America, a Deputy Sheriff of Jackson  
County, Oregon, over the age of 18 years, not a party to the above-entitled action, and  
am competent to be a witness therein.

Edward Heinrich  
Officer/Person effecting service

\*I certify that this is a true copy of  
the original return of service.  
\_\_\_\_\_, Deputy

X NOTARY NOT APPLICABLE  
Subscribed to and sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

NOTARY PUBLIC FOR THE STATE OF OREGON  
My Commission Expires: \_\_\_\_\_

Papers  
Received From: William Ganong, Attorney  
1151 Pine St.  
Klamath Falls, Oregon 97601

S116

Statement Date: 11-24-82  
Amount Received 15.00 Amount Charged 15.00  
Check # 606 Cash \_\_\_\_\_ Refund Due \_\_\_\_\_  
Receipt # 20077 Balance Due 0  
JCSO # 82-5274



TRUSTEE'S NOTICE OF SALE

3852

Reference is made to that certain trust deed made by BUSCHMANN, WILLIAM L. SISEMORE, as grantor, ROBERT LEROY BUSCHMANN and SYLVIA J., as trustee,

in favor of TOWN & COUNTRY MORTGAGE & INVESTMENT CO., as beneficiary,  
dated March 26, 1981, recorded March 27, 1981, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-81 at page 5488,  
fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 8, OLD ORCHARD MANOR, in County of Klamath, State of Oregon.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law,  
1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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 installment payments in the amount of \$162.50 each, which were due and payable  
on 26th day of each of the following months: December, 1981; and January, February,  
March, April, May, June, July, August and September, 1982; together with the sum of  
\$485.22 which was advanced by the beneficiary on behalf of the Grantors on June 18,  
1982.

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: principal balance on original obligation in the  
amount of \$10,000.00 plus interest thereon at the rate of 19.5% per annum from November  
26, 1981, until paid, and the sum of \$485.22 advanced by the beneficiary together with  
interest thereon at the rate of 19.5% per annum from June 18, 1982, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 15, 1982,  
at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,  
at Front steps of the Courthouse, 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 obli-  
gation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their  
respective successors in interest, if any.

DATED October 25, 1982 William M. Ganong  
\_\_\_\_\_  
William M. Ganong  
Trustee

State of Oregon, County of Klamath, 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.

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.  
SERVE: Advanced Collections  
304 E. Main Street  
Talent, Or 97540

State of OREGON: COUNTY OF KLAMATH: ss.  
I hereby certify that the within instrument was received and filed for record on the  
14th day of March A.D., 1983 at 2:34 o'clock P M., and duly recorded in  
Vol M83 of Mortgages on page 3850.  
Fee \$ 12.00  
EVELYN BIEHN  
COUNTY CLERK  
By Bernard A. Storch deputy