

22849

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CERTIFICATE OF SERVICE

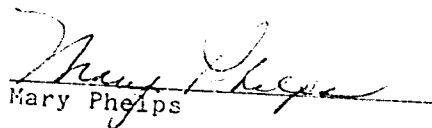
Pursuant to the recording of Trustee's Notice of Default and Election to sell that certain land, the subject of a Trust Deed, wherein James and Lynn Becker were the Grantors and Leland and Dorothea Hon were the beneficiaries;

I hereby certify that I served the foregoing Trustee's Notice of Sale on:

Mr. & Mrs. J. R. Becker
963 E. Lobster Trap Road
Tempe, Arizona 85283

on the 24th day of February, 1983, by mailing to said persons a true and correct copy thereof, certified as such by Richard L. Garbutt. I certify that said copy was placed in a sealed envelope addressed to said persons at their regular office addresses listed above, and deposited in the post office at Klamath Falls, Oregon, on the 24th day of February, 1983, and that postage thereon was prepaid. Between the said post office and the addresses to which said copy was mailed, there is a regular communication by U.S. Mail.

DATED this 24th day of February, 1983.


Mary Phelps

1983 FEB 28 PM 3 31

Return
Richard L. Garbutt
437 Pine
Klamath Falls, Or
97601

P.O. ch

Affidavit of Publication

6364

STATE OF OREGON,
COUNTY OF KLAMATH

(COPY OF NOTICE TO BE PASTED HERE)

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 & 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

#426-Trustee's Sale-Becker

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

~~insertions and once on the week end days~~

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

Jan. 16, 1983

Jan. 23, 1983

Jan. 30, 1983

Feb. 6, 1983

Total Cost: \$241.80

Sarah L. Parsons

Subscribed and sworn to before me this 6
day of February 19 83

Leta Buckle
Notary Public of Oregon

My commission expires Jan 15 86

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made, executed and delivered by James R. Becker and Lynn D. Becker, as grantor, to Richard L. Garbutt, as successor trustee, to secure certain obligations in favor of Leland D. Hon and Dorothea M. Hon, husband and wife, as beneficiary, dated February 15, 1980, recorded March 27, 1980, in the mortgage records of Klamath County, Oregon, in book M80 at page 5781, covering the following described real property situated in said county and state, to-wit:

PARCEL 1
Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 44° 57' 20" West 408.82 feet to the Northeastly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.96 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2
Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeastly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less to the true point of beginning of this description.

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: the monthly payments since October 1, 1981.

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: principal amount of \$7823.37 plus interest at 9 1/2% per annum from October 1, 1981.

A notice of default and election to sell and to foreclose was duly recorded December 27, 1982, in book M80 at page 1843 of said mortgage records, reference being made to said records.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 3rd day of May, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath 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 84.740 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, January 11, 1983.
Richard L. Garbutt
Trustee
486 Jan. 14, 22, 30, Feb. 6, 1983

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 26th day of April A.D., 1983 at 3:31 o'clock p M, and duly recorded in Vol M83, of Mortgages on page. 6363

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK

by Sarah L. Parsons Deputy