

## 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 Valley Acres Land Co. was the Grantor and Horace and Grace Mannary were the beneficiaries;

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

Douglas Osborne  
Attorney at Law  
439 Pine Street  
Klamath Falls, OR 97601

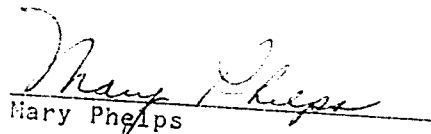
Robert Klahn  
Attorney at Law  
136 North Third Street  
Klamath Falls, OR 97601

Valley Acres Land Co. Inc.  
P.O. Box 27  
Sprague River, OR 97639

Mazama Realty  
5030 South Sixth Street  
Klamath Falls, OR 97601

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

83 MAR 25 PM 3 31

800 cl  
Return:  
Richard Garbutt  
439 Pine  
Klamath Falls Or  
97601

# Affidavit of Publication

6366

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 & 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

#427-Trustee's Sale-Valley Acres  
Land Co.

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

~~successive and consecutive weeks and days~~

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

Jan. 16, 1983

Jan. 23, 1983

Jan. 30, 1983

Feb. 6, 1983

Total Cost: \$148.20

Sarah L. Parsons

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

Leta Buck  
Notary Public of Oregon

My commission expires Jan 15 19 86

(COPY OF NOTICE TO BE PASTED HERE)

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Valley Acres Land Company, Inc., as grantor, to Richard L. Garbutt, as trustee, in favor of Horace W. Nannary and Grace M. Nannary, as beneficiary, dated December 9, 1980, recorded December 9, 1980, in the mortgage records of Klamath County, Oregon, in book No. 448 at page 2389, covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 22, Second Addition to NIAROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 payments for months of February, 1982 through December, 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:

Balance owing of \$792.60 plus interest at 10% per annum from January 1, 1982.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 3, 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 of 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 86.740 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 singular includes the plural; the word "grantor" includes any successors in interest to the grantor; and shall not only other person owing an obligation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their respective successors as beneficiaries.

Dated December 27, 1982 at Klamath Falls, Oregon.  
Richard L. Garbutt, Trustee  
Attest: Sarah L. Parsons, Notary Public  
Jan 12, 1983, 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., 19 83 at 3:31 o'clock p M, and duly recorded in Vol M83, of Mortgages on page 6365

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK

by Leta Buck Deputy