

25551

TA-830795

Vol. 488 Page 10886

**PROOF OF PERSONAL SERVICE OF NOTICE OF TRUSTEE'S SALE
AND TRUSTEE'S INSTRUCTIONS RELATIVE THERETO**

TRUSTEE'S INSTRUCTIONS to the person who serves the trustee's notice of sale hereto attached:

STATE OF OREGON, County of Lane) ss.

I, the undersigned William S. Wiley successor trustee, being first duly sworn, depose, say and certify:

Reference is made to that certain trust deed executed and delivered by ROBERT L. BUSCHMANN and SYLVIA J. BUSCHMANN, husband and wife, as grantor to TRANSAMERICA TITLE INSURANCE COMPANY in which PEOPLES MORTGAGE COMPANY, a Washington corporation** as trustee, is beneficiary, recorded on January 8, 1979, in book M-79 at page 581** ~~to be assigned~~ ~~to the mortgage records of~~ ~~of the mortgage records of~~ Klamath County, Oregon, covering the following described real property situate in said county:

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

**the beneficial interest under said Deed of Trust was duly assigned of record to Housing Division, Department of Commerce, State of Oregon, by instrument recorded March 5, 1979, in Book M-79, Page 4876,

*modified by Addendum to Trust Deed recorded January 8, 1979, in Book M-79, Page 584

A notice of default and election to sell and to foreclose said trust deed by advertisement and sale has been duly recorded in the mortgage records of said county. You hereby are directed to serve the trustee's notice of sale in said foreclosure proceedings upon the following person or persons whose interest in said described real property is stated below:

NAME OF PERSON TO BE SERVED

NATURE OF INTEREST

Southern Oregon Credit Service
c/o Irving Eisenstein
Registered Agent
841 Stewart Avenue, Suite 11
Medford, OR 97501

Creditor in judgment against Robert L. Buschmann, entered September 20, 1982, in Book 37, Page 472, Line 1, Register No. 82-10636T (Jackson County), in the amount of \$433.37.

(CONTINUED ON NEXT PAGE)

The undersigned hereby certifies that the person or persons just named are the only persons named in subsection 1 of Section 86.750 of Oregon Revised Statutes who now occupy said real property. The word "trustee" as used in this affidavit means and includes any successor-trustee of the trustee named in the trust deed first mentioned above.

William S. Wiley
Successor Trustee

Subscribed and sworn to before me this.....

3rd

day of

March

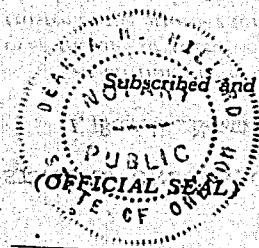
1983

Diana M. Michels

Notary Public for Oregon

My commission expires: 8/16/86

10886



STATE OF OREGON, County of Lane

PROOF OF SERVICE

10887

I, Ray H. Newman

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 twenty-one years and not the beneficiary or his successor in interest or the trustee or successor of sale given under the terms of that certain trust deed described in said notice;

I personally served the attached notice of sale within the County of Jackson, Oregon, on March 9th, 1983, by personally delivering a true copy of said notice of sale, certified to be such by the attorney for the trustee named in said notice, to Roger Hull, Isabelle M. Wild, James M. Wright, David L. Burlingame, Charles C. Butler Jr. & Ivering Eisenstein Registered Agent to each of them (if an individual) personally and in person. If any of the persons so served is a corporation, said service was made by the delivery of such true copy of said notice so certified, to Neal Hemming Vice-President of Southern Oregon Credit; 841 Stewart Ave., Suite 11, Medford, Oregon; Isabelle Wild at P.O.E. 304 E. Main, Talent, Oregon; Roger Hull P.O.E. 304 E. Main Talent, Oregon.

The said service of said notice of sale was fully completed more than 120 days prior to the day fixed in said notice by said trustee for the trustee's sale. Each of the persons so served by me is the identical person named in the trustee's certificate immediately preceding this affidavit.

STATE OF OREGON, County of Jackson

March 9th

1983

Personally appeared the above named Ray H. Newman

and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Jeannette H. Newman
Notary Public for Oregon
My commission expires 2-11-86

TRUSTEE'S INSTRUCTIONS AND
PROOF OF SERVICE OF NOTICE
OF TRUSTEE'S SALE

(FORM No. 8908)

RE: Trust Deed from
Robert L. Buschmann and
Sylvia J. Buschmann

Grantor

Transamerica Title
Insurance Company

Trustee

AFTER RECORDING RETURN TO

William S. Wiley
Attorney at Law
P. O. Box 1147
Eugene, OR 97440

STATE OF OREGON

County of

ss.

I certify that the within instrument was received for record on the day of 1983, at o'clock M., and recorded in book on page or as file/reel number Record of Mortgages of said County. Witness my hand and seal of County affixed.

By

Title

Deputy

10888

NAME OF PERSON TO BE SERVED

NATURE OF INTEREST

Advanced Collection
c/o Roger S. Hull
1295 Neil Creek Road
Ashland, OR 97520

c/o James M. Wright
1775 Bristol Street
Ashland, OR 97520

c/o Charles C. Butler, Jr.
499 Thornton
Ashland, OR 97520

c/o David L. Burlingame
2020 Highway 99N, No. 17
Ashland, OR 97520

c/o Isabelle M. Wild
652 Linn Road
Eagle Point, OR 97524

Creditor in judgment against Carefree Living
Products, Inc., and Robert L. Buschmann,
entered August 5, 1982, in Book 37, Page
439, Line 3, Register No. DC82-505L, in the
amount of \$758.80.

02801

TRUSTEE'S NOTICE OF SALE

10889

Reference is made to that certain trust deed made, executed and delivered by ROBERT L. BUSCHMANN and SYLVIA J. BUSCHMANN, husband and wife, TRANSAMERICA TITLE INSURANCE COMPANY as grantor, to PEOPLES MORTGAGE COMPANY, a Washington corporation** as trustee, to secure certain obligations in favor of said grantor, dated January 3, 1979, recorded January 8, 1979, in the mortgage records of Klamath County, Oregon, in book ~~2000000000~~ No. M-79, at page 581***, covering the following described real property situated in said county and state, to-wit:

Lot 8, OLD ORCHARD MANOR, in the City of Klamath Falls, in the County of Klamath, State of Oregon

**the beneficial interest under said Deed of Trust was duly assigned of record to Housing Division, Department of Commerce, State of Oregon, by instrument recorded March 5, 1979, in Book M-79, Page 4876,

***modified by Addendum to Trust Deed recorded January 8, 1979, in Book M-79, Page 584,

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 principal and interest payments in the amount of \$309.00 each for the months of July through December, 1982, and \$329.00 each for the months of January and February, 1983, plus late charges of \$12.36 each for the months of July through December, 1982, and \$13.16 each for the months of January and February, 1983.

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 \$33,755.78, together with interest thereon at the rate of 7.25% per annum from June 1, 1982, plus reserve overdraft of \$407.54.

A notice of default and election to sell and to foreclose was duly recorded March 1, 1983, in book M-83 at page 3073 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 29th day of July, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at main door of the Klamath County Cths., 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 Eugene, Oregon,

March 3, 1983

WILLIAM S. WILEY

Successor Trustee

P. O. Box 1147, Eugene, OR 97440

State of Oregon, County of Lane, ss:

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 Eugene, Oregon, this 3rd day of March, 1983

William S. Wiley Attorney for said Trustee
P. O. Box 1147, Eugene, OR 97440

10883

TRUSTEE'S OFFICE OF STATE

10890

STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 9 day of July A.D. 19 83

at 3:47 o'clock P M, and duly

recorded in Vol. M 83 of mtges

Page 10886

EVELYN BIEHN, County Clerk

By Lucy Quis Deputy

Fee 20.00

and the undersigned has received the same unpaid balance of all collections secured by said

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