

28288

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)

Vol. 1383 Page 15788

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:

NAME OF PERSON TO BE SERVED

ADDRESS

Klamath County Credit Services, Inc.  
now known as Klamath Basin Collection  
Services, Inc.

131 South Sixth Street  
Klamath Falls, Oregon 97601

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 June 12, 1983.  
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

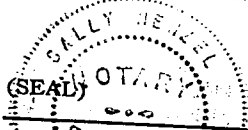
WILLIAM M. GANONG

2 day of May 1983

Notary Public for Oregon

My commission expires:

4-17-87



PUBLISHED'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

James Teague

Grantor

TO

Klamath Falls Forest Estates

Trustee

AFTER RECORDING RETURN TO

WILLIAM M. GANONG  
ATTORNEY AT LAW  
1151 PINE STREET  
KLAMATH FALLS, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

WILLIAM M. GANONG  
ATTORNEY AT LAW  
1151 PINE STREET  
KLAMATH FALLS, OR 97601

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy



15740



AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,  
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE  
STATE OF OREGON, County of Klamath, ss:

I, William M. Ganong,

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 eighteen years and not the beneficiary or his successor in interest named in the attached original  
notice of sale given under the terms of that certain trust deed described in said notice.  
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof  
by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME

ADDRESS

James Teague

Route 1, Box 34  
Bunn Road  
Bonanza, Oregon 97623

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest  
appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting  
notice as provided in ORS 86.785.  
Each of the notices so mailed was certified to be a true copy of the original notice of sale by William M. Ganong

William M. Ganong, attorney for the trustee named in said notice; each such  
copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United  
States post office at Klamath Falls, Oregon, on May 6, 1983. Each of said notices  
was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least  
120 days before the day fixed in said notice by the trustee for the trustee's sale.  
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corpo-  
ration and any other legal or commercial entity.

William M. Ganong  
WILLIAM M. GANONG Trustee

Subscribed and sworn to before me this 3rd day of Sept, 1983.

(SEAL)

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

BETTY GANONG  
NOTARY PUBLIC  
MY COMMISSION EXPIRES APRIL 19, 1987

Notary Public for Oregon. My commission expires 4-19-87.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF  
SALE TO GRANTOR, SUCCESSOR IN INTEREST TO  
GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

James Teague

Grantor

TO  
Klamath Falls Forest Estate

Trustee

AFTER RECORDING RETURN TO

WILLIAM M. GANONG  
ATTORNEY AT LAW  
1151 PINE STREET  
KLAMATH FALLS, OR 97601

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
ment 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/tee/file/  
instrument/microfilm No. \_\_\_\_\_  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

TRUSTEE'S NOTICE OF SALE

15791

Reference is made to that certain trust deed made by James Teague  
Klamath County Title Company, as grantor, to  
Klamath Falls Forest Estates, as trustee,  
dated November 21, 19 77, recorded January 23, 19 78, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-78 at page 1373  
fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 26 in Block 12, Klamath Falls Forest Estates, Highway 66  
Unit, Plat No.1, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, 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 installments in the sum of \$98.11 each, which were due on the  
21st day of July, August, September, October, November and December, 1982,  
and January, February, March and April, 1983; together with real property taxes  
for 1981-82 of \$159.67 and 1982-83 of \$188.79.

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 sum of \$6,963.99 plus interest thereon at the rate of 7% per annum  
from June 21, 1982, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 13, 19 83  
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 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 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 May 3, 19 83

William M. Ganong  
WILLIAM M. GANONG

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

STATE OF OREGON: COUNTY OF KLAMATH :ss  
I hereby certify that the within instrument was received and filed for  
record on the 13th day of September A.D., 19 83 at 4:07 o'clock P M,  
and duly recorded in Vol M 83, of Mortgages on page 15788.

Fee \$ 16.00

EVELYN BIEHN COUNTY CLERK

by Bernetha A. Hetsch Deputy