

31517

Vol. 183 Page 21237

PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT AND TRUSTEE'S INSTRUCTIONS
RELATIVE THERETO (120-Day Notice)

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale hereto attached:

STATE OF OREGON }
County of Marion } ss.

I, the undersigned trustee, being first duly sworn, depose and say:
The person to be served named below is an occupant of the property described in the Notice of Sale attached hereto and is either the grantor in the trust deed described in said Notice of Sale, or the successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, or a lessee.

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

PROPERTY ADDRESS

Vera L. Hess

5409 Walton Drive
Klamath Falls, OR 97601

Janice Hess Miller

5409 Walton Drive
Klamath Falls, OR 97601

Service must be made at least 120 days before the date fixed for the trustee's sale in the Notice of Sale attached hereto. The last day for service is August 10, 1983.

The undersigned hereby certifies that said person is the only person named in ORS 86.750(1) who now occupies said property.

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 27th

day of July, 1983

Harlene M. Lawrence
Notary Public for Oregon
My commission expires 4-25-86

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 UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
VERA L. HESS and
JANICE HESS MILLER

Grantor

TO
NEAL H. BELL

Trustee

AFTER RECORDING RETURN TO
Neal H. Bell
BELL & BELL
Post Office Box 497
Stayton, OR 97383

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 fee/file/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

STATE OF

PROOF OF SERVICE

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Upon _____ Personal Service Upon Individual(s)

at _____, by delivering such true copy to him/her, personally and in person, on _____, 19____, at _____ o'clock ____M.

Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, 19____, at _____ o'clock ____M.

Upon _____ Substituted Service Upon Individual(s)

or usual place of abode, to-wit: _____, by delivering such true copy at his/her dwelling house to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Upon _____ Office Service Upon Individual(s)

business at _____, at the office which he/she maintains for the conduct of _____, the person who is apparently in charge of the _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.

by leaving such true copy with _____, is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____, by _____ who is a/the _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the _____, office of _____, who is a/the _____ thereof; OR

* Specify registered agent, officer (by title), director, general partner, managing agent.

at _____, on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Subscribed and sworn to before me this _____ day of _____, 19____.

(SEAL)

Notary Public for Oregon
My commission expires _____

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

21238

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 83-3066

I hereby certify that I received on July 28, 1983 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Show Cause Order () Notice
 () Writ of Garnishment () Order of Appearance () Waiver of fees
 (x) TRUSTEE'S NOTICE OF SALE

for service on the within named: Vera L. Hess; Janice Hess Miller

(x) SERVED Janice Hess Miller personally and in person.

(x) SUBSTITUTE SERVICE - By leaving a true copy with Janice Hess Miller for Vera L. Hess,
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: 5409 Walton Dr., Klamath Falls, OR 97601

() OFFICE SERVICE - By leaving a true copy with _____,
 the person in charge of the office maintained for the conduct of business by _____

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____
 within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: July 29, 1983 1:28 p.m.

TOM DURYEE, Sheriff

Klamath County, Oregon

By

Tom Darylson
 Deputy

21235

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by VERA L. HESS and JANICE HESS MILLER, as grantor, to
aka JANICE L. MILLER as trustee,
NEAL H. BELL as beneficiary,
 in favor of PACIFIC WEST MORTGAGE CO., an Oregon corporation
 dated December 8, 1981, recorded December 15, 1981, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M 81 at page 21393, or as
 fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 37, GRACE PARK, in the County of Klamath, State of 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:

\$271.63 due on May 14, 1983
 \$271.63 due on June 14, 1983

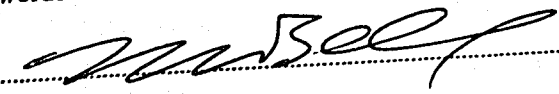
By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and
 payable, said sums being the following, to-wit: \$13,574.84, together with interest
 thereon from March 15, 1983 to June 3, 1983, at the rate of 19.5%
 per annum, together with interest thereon from June 3, 1983, at
 the rate of 24.5% per annum, until paid; plus trustee's fees;
 attorneys; fees; foreclosure costs; and any sums advanced by the
 beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 15, 1983,
 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 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 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 July 15, 1983


 Trustee

State of Oregon, County of Marion, 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

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:

Janice Hess Miller
5409 Walton Drive
Klamath Falls, OR

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by VERA L. HESS and JANICE HESS MILLER,
aka JANICE L. MILLER
NEAL H. BELL, as grantor, to
in favor of PACIFIC WEST MORTGAGE CO., an Oregon corporation, as trustee,
dated December 8, 1981, recorded December 15, 1981, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M 81 at page 21393, or as
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

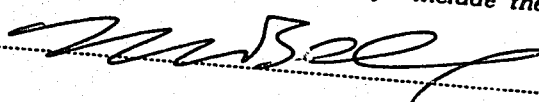
Lot 37, GRACE PARK, in the County of Klamath, State of Oregon.

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:

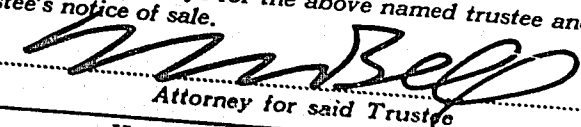
\$271.63 due on May 14, 1983
\$271.63 due on June 14, 1983

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: \$13,574.84, together with interest
thereon from March 15, 1983 to June 3, 1983, at the rate of 19.5%
per annum, together with interest thereon from June 3, 1983, at
the rate of 24.5% per annum, until paid; plus trustee's fees;
attorneys' fees; foreclosure costs; and any sums advanced by the
beneficiary pursuant to the terms of said trust deed.
WHEREFORE, notice hereby is given that the undersigned trustee will on December 15, 1983,
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 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 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 July 15, 1983



State of Oregon, County of Marion, ss: _____ Trustee
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.



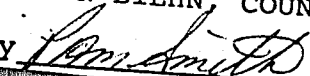
Attorney for said Trustee

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: Vera L. Hess
5409 Walton Drive
Klamath Falls, OR

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 December A.D., 1983 at 10:39 o'clock A M,
and duly recorded in vol M83, of Mortgages on page 21237.

Fee \$16.00

EVELYN BIEHN, COUNTY CLERK
by  deputy