

10/3/79

32383

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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)

RECEIVED OCT 20 1983

83-553

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

STATE OF OREGON,

County of Multnomah } 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

Highland Community Federal  
Credit Union

3737 Shasta Way  
Klamath Falls, OR

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 October 20, 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 19 day of October, 19 83

Trustee

(SEAL)

Notary Public for Oregon

My commission expires: 10/25/85

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 OF TRUSTEE'S NOTICE OF SALE  
(90-Day Notice per ORS 86.740(2))

RE: Trust Deed from  
Harold L. Fletcher, Jr.  
Sandra L. Fletcher

Grantor

TO  
Transamerica Title Ins.  
Co.

Trustee

AFTER RECORDING RETURN TO

Douglas M. Thompson  
1200 Standard Plaza  
Portland, Oregon 97204

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 document/fcc/file/instrument/microfilm No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

By

Deputy

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Sandra L. Fletcher and Harold L. Fletcher Jr. as grantor, to Transamerica Title Insurance Company as trustee, in favor of United States National Bank of Oregon as beneficiary, dated May 10, 19 78, recorded May 12, 19 78, in the Microfilm records of Klamath County, Oregon, in book rec'd volume No. M-78 at page 9844 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 4, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

HAVING A STREET ADDRESS OF: 1420 Sargent  
Klamath Falls, Oregon 97601

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 of \$318.00 each, beginning October 1, 1982 and continuing through the installment due August 1, 1983, together with late charges in the amount of \$4.41 each on each installment not paid within 15 days following the due date thereof.

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:

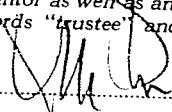
\$32,268.41, together with interest thereon at the rate of 6.75% per annum from September 1, 1982, until paid, plus trustee's fees, attorneys' fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 18, 19 84, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 110 North 6th Street

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 obligation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED September 7, 19 83

  
DOUGLAS M. THOMPSON  
Trustee

State of Oregon, County of Multnomah, ss:

I, the undersigned, certify that I am ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# CERTIFICATE OF SERVICE

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Court Case No. 83

Office Case No. 83-553

I hereby certify that I received on Oct. 20, 1983 the within:

- ( ) Summons & Complaint ( ) Show Cause Order ( ) Complaint ( ) Motion  
 ( ) Summons & Petition ( ) Small Claim ( ) Petition ( ) Notice  
 ( ) Writ of Garnishment ( ) Affidavit ( ) Subpoena ( ) Order  
 ( ) Restraining Order ( ) Citation ( ) Summons  
 ( ) Order of Appearance (X) Trustee's Notice of Sale

for service on the within named: Highland Community FCU, 3737 Shasta Way

- ( ) SERVED \_\_\_\_\_ personally and in person.  
 ( ) SUBSTITUTE SERVICE - By leaving a true copy with \_\_\_\_\_  
 a person over the age of fourteen at the usual place of abode.  
 (X) OFFICE SERVICE - By leaving a true copy with Ruth Lund, Office Manager  
 the person in charge of the office maintained for the conduct of  
 business by Highland Community FCU, 3737 Shasta Way, Klamath Falls, OR  
 ( ) OTHER METHOD \_\_\_\_\_  
 ( ) NOT FOUND - Reason for non-service \_\_\_\_\_

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

DATE AND TIME OF SERVICE OR NOT FOUND: Oct. 20, 1983 ; 10:45am

JEFFERSON STATE ADJUSTERS

BY: M. F. [Signature]

I further certify that I am a competent person 18 years of age or older and a resident of the State of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for record on the 11th day of January A.D., 1984 at 11:15 o'clock A. and duly recorded in Vol. 424, of Mortgages on page 407.

EVELYN BIEHN, COUNTY CLERK  
 by [Signature] Deputy

Fee \$ 12.00