

35812

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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 Betty J. Bishop and Linda K. Smith were the Grantors and William K. Kalita was the beneficiary;


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

Betty J. Bishop
806 South Court, Apt. C
Visalia, California 93277

Linda K. Smith
806 South Court, Apt. C
Visalia, California 93277

on the 17th day of November, 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 addresses listed above, and deposited in the post office at Klamath Falls, Oregon, on the 17th day of November, 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 US Mail.

DATED this 20th day of April, 1984.


Mary Phelps

ck
8.00

Affidavit of Publication

6617

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(COPY OF NOTICE TO BE PASTED HERE)

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 and 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

#367 Trustee's Sale-Bishop

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

successive and consecutive weeks ~~5~~ 4

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

Nov. 21, 1983

Nov. 28, 1983

Dec. 5, 1983

Dec. 12, 1983

Total Cost: \$195.00

Sarah L. Parsons

Subscribed and sworn to before me this 12th
day of December 19 83

John Bacha
Notary Public of Oregon

My commission expires Jan 15 19 88

Return:

Richard Garbutt
439 Pine St
K.F.O.

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Betty J. Bishop and Linda K. Smith, as grantor, to Richard L. Garbutt, as trustee, in favor of William K. Kalita, as beneficiary, dated March 27, 1983, recorded March 30, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M79 at page 4981, covering the following described real property situated in said county and state, to-wit:

Lot 1, 2, 3 in Block 4, WOODLAND PARK, together with an undivided 3/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34, South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

PARCELA:
Beginning at the Northwest corner of said Section 15, Township 34, South, Range 7, East of the Willamette Meridian, and running thence along the North line of said Section North 89°42'15" East 400 feet; thence South 62°42' feet; thence South 46°57'20" West 408.82 feet to the Northeastly bank of the Willamette River; thence following said river bank North 37°53'20" West 134.90 feet; thence North 16°33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B:
Beginning at the Northwest corner of said Section 15, Township 34, South, Range 7, East of the Willamette Meridian, and running thence North 89°42'15" East 400 feet along the North line of said Section 15; thence South 62°42' feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description.

thence South 35°55'30" West 446.55 feet to a point on the Northeastly bank of the Willamette River; thence South 45°32'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'49" West 156.01 feet, more or less, to the true point of beginning of this description.

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 July, August, September, October and November beginning 7-5-83 ... \$125.00 per month, . 9 1/2 %

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: \$850.25 plus interest ... 9 1/2 % from 7-5-83.

WHEREFORE notice hereby is given that the undersigned trustee will on April 17, 1984, 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 by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after 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 86.700 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 have been 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.

DATED November 17, 1983.
Richard L. Garbutt
Trustee
#367 Nov. 21, 28, Dec. 5, 12, 1983

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 20th day of April A.D. 19 84

at 2:53 o'clock P M, and duly

recorded in Vol. M84 of Mortgages

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EVELYN BIEHN, County Clerk

By James Smith, Deputy

Fee 8.00