

OL

41880

NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

Vol. MW Page 17140

TO: James R. Adair
12543 S. E. Linwood
Milwaukie, Oregon 97222

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit: 12543 S. E. Linwood, Milwaukie, Oregon
to Dianna Adair, wife, who is a person over the age of fourteen years and a member of your household, on June 26, 1984, at 6:20 o'clock P.M. OR

Service was made by leaving a true copy of said Notice of Sale with _____, the person who is apparently in charge of the office which you maintain for the conduct of your business at _____

on _____, 19____, during normal working hours, at to-wit: _____ o'clock _____M.

/s/ Gertrude Zwald

AFFIDAVIT OF MAILING

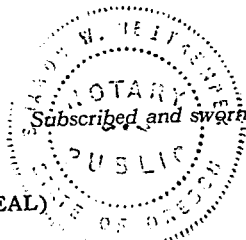
STATE OF OREGON, County of Multnomah SS.

I, Gertrude Zwald

, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by Andrew H. Winfree, Successor

~~of the~~ The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Portland, Oregon, on June 28, 1984, addressed as aforesaid.



(SEAL)

Subscribed and sworn to before me this 28th day of June, 1984.

Notary Public for Oregon, my commission expires 2-10-86

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

NOTICE OF SUBSTITUTED OR OFFICE SERVICE AND AFFIDAVIT OF MAILING

RE: Trust Deed from
JAMES R. ADAIR

Grantor

to
KLAMATH COUNTY TITLE COMPANY

Trustee

AFTER RECORDING RETURN TO

Andrew H. Winfree
421 S. W. Sixth Avenue
Portland, Oregon 97204

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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/roll/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

TRUSTEE'S NOTICE OF SALE

17141

Reference is made to that certain trust deed made by JAMES R. ADAIRKLAMATH COUNTY TITLE COMPANYin favor of ESTATE OF B. MARGUERITE WHYTALdated March 6, 1981, recorded March 18, 1981, in the mortgage records ofKlamath County, Oregon, in ~~BOOK 187~~ volume No. M81 at page 4972~~the following described real property situated in said county and state, to-wit:~~ (~~SEE EXHIBIT~~), covering the following described real

SEE EXHIBIT "A" ATTACHED HERETO.

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: The entire principal balance and accrued interest thereon which became due and payable on April 1, 1984.

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: \$181,000.00, plus interest from March 4, 1981 through March 31, 1984 in the sum of \$20,278.06, plus interest on the sum of \$181,000.00 at the rate of 12% per annum from April 1, 1984, until paid, plus late charges in the amount of \$20.12.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 11, 1984, at the hour of 10:00 o'clock, AM., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the Front entrance 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 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 June 5, 1984

[Signature]
421 S. W. Sixth Avenue - Suite 1100
Portland, Oregon 97204

Successor Trustee

~~State of Oregon, County of Multnomah, 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.~~

~~BAUER, WINFREE, ANDERSON, FOUNTAIN & SCHAUB, P.C.~~
By: _____

~~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: _____

DESCRIPTION

PARCEL 1:

17142

Beginning at the most Westerly corner of a parcel of land conveyed by Kincaid to Lillard as described in a deed recorded in Klamath County Deed Records, Volume 114 page 586, which point of beginning, is on the Northerly right of way line of Lakeshore Drive and is South 75°29' East a distance of 118.42 feet from the most Northerly corner of Lot 26 in Ouse Kila Homesites, thence South 45°03' East a distance of 36.78 feet; thence Southeasterly along the arc of a curve which designates the Northerly right of way line of said Lakeshore Drive, whose radius is 380.9 feet in length, a distance of 163.22 feet; thence North 25°0' East a distance of 200 feet, more or less, to the shore-line of Upper Klamath Lake; thence Westerly along said shore-line a distance of 150 feet, more or less, to a point which is North 48°43' East from the point of beginning; thence South 48°43' West a distance of 136 feet, more or less, to the point of beginning, being a parcel of land in the NE¼NE¼ of Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

Beginning at a point on the East right of way line of Secondary Highway No. 421 which lies North 89°59' East (this bearing is South 89°57' East in Lakewood Heights) a distance of 1375.08 feet and South 44°08' East along the East right of way line of the Highway a distance of 78.29 feet from the iron pin which marks the quarter section corner common to Sections 23 and 26, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, (note this point of beginning marks the most Westerly corner of the tract described on page 531, Volume 164, Deed records of Klamath County, Oregon) and running thence North 48°43' East along the Northwesterly line of the above noted tract a distance of 138.5 feet to a point on the shore line of Upper Klamath Lake; thence North 66°17' West along the shore line of Upper Klamath Lake a distance of 12.76 feet to an iron pin; thence South 43°45' West a distance of 133.6 feet, more or less, to the point of beginning, said parcel being in Section 23, Township 38 South, Range 8 East of the Willamette Meridian and Section 26, Township 38 South, Range 8 East of the Willamette Meridian.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 4th day of October A.D., 1984 at 2:15 o'clock P M, and duly recorded in Vol M84, of Mortgages on page 17140.

Fee: \$ 12.00 Index: \$ 1.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy