

44017

SHERIFF'S RETURN OF SERVICE

Vol. M84 Page 20721

STATE OF OREGON

County of Klamath

Court Case No. _____

Sheriff's Case No. 84-2529

the within:

August 10, 1984

I hereby certify that I received on _____

- () 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: Matt Monroe, aka Mathew R. Monroe & Barbara Monroe, aka
Barbara J. Monroe
 personally and in person.

() SERVED

at _____

() SUBSTITUTE SERVICE - By leaving a true copy with

a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: _____

() OFFICE SERVICE - By leaving a true copy with

the person in charge of the office maintained for the conduct of business by
 _____ of said corporation.

() By leaving a true copy with _____

() OTHER METHOD _____

() NOT FOUND: After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: Matt Monroe, aka Mathew R. Monroe & Barbara Monroe, aka Barbara J.
Monroe, (Residence empty).
 within Klamath County.

All search and service was made within Klamath County, State of Oregon
 DATE AND TIME OF SERVICE OR NOT FOUND August 14, 1984 2:56 p.m.

TOM DURYEE Sheriff
 Klamath County Oregon

By _____

Deputy

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

20722

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

Matt Monroe, aka Mathew R. Monroe

Route 1, Box 33
Bonanza, OR

Barbara Monroe, aka Barbara J. Monroe

Route 1, Box 33
Bonanza, OR

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 September 1, 19 84.

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 9th day of August, 19 84

(SEAL)

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

Matt Monroe and Barbara
Monroe

Grantor

TO

Alan J. Bell

Trustee

AFTER RECORDING RETURN TO

Alan J. 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 9th day of August, 19 84, at 9 o'clock AM, 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.

By

Deputy

20723

TRUSTEE'S NOTICE OF SALE

ALAN J. BELL, Trustee, will sell the property described below at 1:00 P.M. on January 3, 1985. The sale will be held at front steps of Klamath County Courthouse, Klamath Falls, Oregon.

(see attached Exhibit A)

Said sale is to satisfy obligations secured by a trust deed covering said property from MATT MONROE, aka MATHEW R. MONROE and BARBARA MONROE, aka BARBARA J. MONROE, husband and wife Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation Beneficiary, dated December 30, 1981, and recorded in Book M82 Page 112, ~~XXXXXXXXXXXXXXXXXXXX~~, Klamath County Mortgage Records.

The default for which the foreclosure is being made is failure to pay the quarterly payments in the amount of \$2,685.53 due on October 6, 1982, January 6, 1983, April 6, 1983, July 6, 1983, October 6, 1983, January 6, 1984, April 6, 1984 and July 6, 1984; \$146.48 advanced for fire insurance premium; and \$3,629.71 advanced to the first mortgage holder, plus interest at the trust deed rate

The sum owing on the obligation secured is:

Principal \$20,154.71, plus interest at 19.9% per annum from August 5, 1982, to October 26, 1982, plus interest at 24.9% per annum from October 26, 1982, until paid; plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary and trustee have elected to sell the property to satisfy the obligation. The grantor, grantor's successor, and any other person named in ORS 86.753 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees and by curing any other default complained of in the notice of default, at any time prior to five (5) days before the trustee conducts the sale.

DATED this 9th day of August, 1984.

/s/ ALAN J. BELL

Alan J. Bell

Trustee

20721

EXHIBIT A

A portion of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:
 COMMENCING at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West, along the South boundary of Section 21, 2041.10 feet; thence North 3° 37' West, 1233.15 feet; thence North 86° 23' East, 20.00 feet to the True Point of Beginning; thence North 86° 23' East, 241.32 feet; thence South 34° 27' East, 376.00 feet; thence South 86° 23' West, 434.04 feet; thence North 3° 37' West, 322.86 feet to the TRUE POINT OF BEGINNING.
 ALSO a 40.00 foot wide roadway easement, begin 20.00 feet either side of the following described centerline; commencing at the corner common to Section 21, 22, 27 and 28; thence West, along the South boundary of Section 21, 2041.10 feet to the True Point of Beginning; thence North 3° 37' West, 2059.08 feet.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

On this 11th day of December 1904
 at 1:31 P.M. and do
 record of said plat of said land
 Page 20721

EVELYN B. HEN, County Clerk

By *Sam Smith* Deputy

Fee 17.00