

47419

ATC-28262

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE  
TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

County of Marion } ss.

I, the undersigned, being first duly sworn, depose and say:  
I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.  
You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the following persons:  
NAME OF PERSON TO BE SERVED

ADDRESS

Richard G. Vaughn

Route 1, Box 44  
Bonanza, OR

Sharon R. Vaughn

Route 1, Box 44  
Bonanza, OR

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Service should be made by December 5, 1984, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, but it appears that it is possible to effect service upon the above named person, persist in making service until it has been accomplished.

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 20th day of November, 1984.

(Attorney for) Trustee

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 OF TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from  
RICHARD G. VAUGHN  
SHARON R. VAUGHN

Grantor

TO  
NEAL H. BELL

Trustee

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

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

## TRUSTEE'S NOTICE OF SALE

NEAL H. BELL, Trustee, will sell the property described below at 3:30 P.M. on April 9, 1985. The sale will be held at front steps of Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon.

(see attached Exhibit A)

Said sale is to satisfy obligations secured by a trust deed covering said property from RICHARD G. VAUGHN, aka RICHARD GENE VAUGHN, and SHARON R. VAUGHN, husband and wife Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation Beneficiary, dated February 18, 1982, and recorded in Book M82 Page 2352, Reception or Fee Number 9448, Klamath County Mortgage Records.

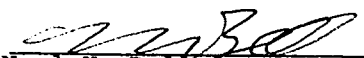
The default for which the foreclosure is being made is failure to pay the monthly payments in the amount of \$118.89 due on September 24, 1984, and October 24, 1984, 1982-83 real property taxes and 1983-84 real property taxes.

The sum owing on the obligation secured is:

Principal \$ 5,831.44, plus interest at 18.5 % per annum from August 20, 1984, to October 14, 1984, plus interest at 23.5% per annum from October 14, 1984, 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 20th day of November, 1984.

  
Neal H. Bell Trustee

## EXHIBIT A

A tract of land situated in Government Lot 1 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:  
 BEGINNING at a point marked by a P. K. nail on the North line of said Section 3, said point being East 4518.68 feet from the brass cap monument marking the Northwest corner of said Section 3, said point also being West 769.85 feet from a P. K. nail at the intersection of East Langell Valley Road and Gale Road, accepted as the Northeast corner of said Section 3; thence South  $01^{\circ} 13' 00''$  West 54.55 feet to a  $5/8$  inch iron pin; thence South  $06^{\circ} 15' 00''$  West 189.72 feet to a  $5/8$  inch iron pin; thence South  $01^{\circ} 13' 40''$  East, 129.74 feet to a  $5/8$  inch iron pin; thence South  $00^{\circ} 55' 44''$  West 81.86 feet to a  $5/8$  inch iron pin; thence South  $39^{\circ} 28' 30''$  East, 104.67 feet to a  $5/8$  inch iron pin; thence South  $09^{\circ} 12' 24''$  West 188.48 feet to a  $5/8$  inch iron pin; thence South  $18^{\circ} 23' 16''$  East, 54.52 feet to a  $5/8$  inch iron pin; thence South  $67^{\circ} 36' 48''$  East 131.25 feet to a  $5/8$  inch iron pin; thence North  $79^{\circ} 22' 06''$  East 81.63 feet to a  $5/8$  inch iron pin on the Westerly right of way line of the Gale Lateral; thence Northerly along said right of way line, North  $26^{\circ} 28' 00''$  West, 49.39 feet; North  $18^{\circ} 20' 00''$  East, 121.56 feet, North  $12^{\circ} 15' 00''$  West, 289.75 feet, North  $55^{\circ} 51' 00''$  West, 184.94 feet, North  $06^{\circ} 15' 00''$  East, 204.21 feet, North  $01^{\circ} 13' 00''$  East 58.65 feet to the North line of said Section 3; thence West 60.02 feet to the POINT OF BEGINNING; including the area in the County Road right of way along the Northerly line, with bearings based on the North line of Section 3 as established as being East. The right of way of the Gale Lateral was established 20.00 feet West of Deed record to correlate the Deed right of way to the existing ditch.

## SHERIFF'S RETURN OF SERVICE

4912

STATE OF OREGON )

County of Klamath ) ss.

Court Case No. \_\_\_\_\_

Sheriff's Case No. 84-3741I hereby certify that I received on November 23, 1984 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: Richard G. Vaughn; Sharon R. Vaughn(x) SERVED Richard G. Vaughn & Sharon R. Vaughn personally and in person.  
at Rt. 1, Box 44, Bonanza, OR 97623( ) 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  
\_\_\_\_\_

( ) 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: November 26, 1984 10:19 a.m.TOM DURYEE, Sheriff  
Klamath County, OregonBy Joan E. Hamner Deputy

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for  
record on the 3rd day of April A.D., 1985 at 3:32 o'clock P M,  
and duly recorded in Vol M85, of Mortgages on page 4909.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, DeputyFee: \$ 17.00