

53530

ATC 28616

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Karen E. Neely

Vol. 185 Page 15267

Pioneer National Title Insurance Company
in favor of Peoples Mortgage Company
dated April 23, 1980, recorded April 24

Klamath County, Oregon, in book/entry No. M-80, 1980, in the mortgage records of
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lot 3, Block 9, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS,
in the County of Klamath, State of Oregon.

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:
Delinquent monthly installments of \$247.00 each from December 1, 1984,
through April 1, 1985, plus monthly late charges of \$9.88 each, from
December 16, 1984 through April 16, 1985.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust
deed immediately due and payable, said sums being the following, to-wit:
Unpaid principal balance of \$23,020.36 with interest thereon at the rate
of 9.25% per annum from November 2, 1984 until paid; plus late charges
of \$49.40; less a reserve balance of \$107.60.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 19, 1985,
at the hour of 9:30 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
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 of 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five
days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated
by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not
then be due had no default occurred) and by curing any other default complained of herein that is capable of being
cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums
or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in
enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts
provided by said Section 86.753 of Oregon Revised Statutes.

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

DATED May 3, 1985

William Larkins, Jr.
Trustee

State of Oregon, County of Multnomah

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.

SERVE:

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
ORS 86.740 or ORS 86.750(1), fill in opposite
the name and address of party to be served.

SEP 19 PM 3 42

15268

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
AND PROOF OF SERVICETRUSTEE'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, 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 occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

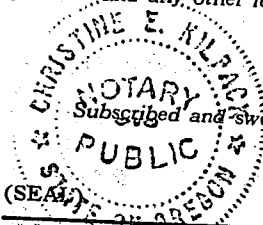
PROPERTY ADDRESS

Karen Neely Wolfram
(Occupant)1526 Sargent Avenue
Klamath Falls, Oregon 97601

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by May 22, 1985, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, 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.



William Larkins
(Attorney for) Trustee

Notary Public for Oregon. My commission expires 4/6/89

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

Neely

Grantor

TO
Pioneer National Title

Trustee

AFTER RECORDING RETURN TO

William Larkins, Jr.
3100 First Interstate Tower
Portland, Oregon 97201

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 fee/tile/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SHERIFF'S RETURN OF SERVICE

15269

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 85-1433 the within:

I hereby certify that I received on _____

May 8, 1985

- () 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: OCCUPANTS, 1526 Sargent Avenue, Klamath Falls, OR
() SERVED _____ personally and in person.
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 _____

() By leaving a true copy with _____ of said corporation.
() OTHER METHOD _____

(x) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: Occupants, House is empty
within Klamath County.

All search and service was made within Klamath County, State of Oregon.
DATE AND TIME OF SERVICE OR NOT FOUND: _____

May 10, 1985 10:15 a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By Joan E. Harrison Deputy

ACKNOWLEDGMENT OF RECEIPT OF TRUSTEE'S NOTICE
OF SALE AND WAIVER OF 120 DAY NOTICE

15270

I, Karen Neely Wolfram, am the grantor on a Trust Deed dated April 23, 1980, recorded April 24, 1980, in Book M-80, Page 7707 in the Mortgage Records of Klamath County, Oregon, covering the following described real property situated in said County and State:

Lot 3, Block 9, FAIRVIEW ADDITION TO THE CITY OF KLAMATH Falls, in the county of Klamath, State of Oregon.

I hereby acknowledge that I have received a copy of a Trustee's Notice of Sale, a copy of which is attached hereto; that I am aware that William Larkins, Jr., Trustee, will on September 19, 1985, at the hour of 9:30 a.m., Standard Time, at the front entrance of the 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 above-described real property which I, as grantor, had or had power to convey at the time of the execution by me of the Trust Deed, as stated in the Trustee's Notice of Sale.

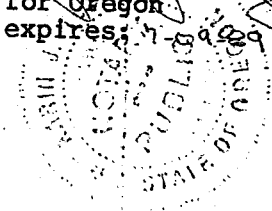
I, Karen Neely Wolfram, do hereby waive my right to receipt of the Trustee's Notice of Sale at least 120 days before the Trustee conducts the sale, and hereby release William Larkins, Jr., the Trustee, and Peoples Mortgage Company, a Washington corporation, the beneficiary, its successors and assigns, from any and all liabilities that might otherwise arise by virtue of my receiving the Trustee's Notice of Sale less than 120 days before the date the Trustee conducts the sale.

Karen Neely Wolfram
Karen Neely Wolfram

STATE OF OREGON)
) ss.
County of Klamath)

On this 9 day of September, 1985, personally appeared the above-named Karen Neely Wolfram and acknowledged the foregoing instrument to be her voluntary act and deed.

Karen J. Jones
Notary Public for Oregon
My commission expires: 7-9-89



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day
of September A.D., 19 85 at 3:42 o'clock P.M., and duly recorded in Vol. M85
of Mortgages on Page 15267

FEE \$17.00

Evelyn Biehn County Clerk
By [Signature]