

53745

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

Vol. M85 Page 15602

STATE OF OREGON, County of Klamath) ss.

I, GLENN D. RAMIREZ

I am the Successor trustee in that certain trust deed executed and delivered by NANCY A. MORRIS as grantor to TRANSAMERICA TITLE INS. CO.

is beneficiary, recorded on November 26, 1980, in book M-80 at page 22976 of the mortgage records of Klamath County, Oregon, covering the following described real property situate in

said county: Beginning at a point on the Section Line which lies North 0°12' East along the Section Line a distance of 799.8 feet from the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence: Continuing North 0°12' East a distance of 344.1 feet to an iron pin; thence South 0°15' West a distance of 61 feet to an iron pin; thence South 89°59' West a distance of 344 more or less to a point of beginning in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35 Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. ***Excepted is the Westerly 30 feet lying in Summers Lane Road right-of-way and the Irrigation Ditch and drainage ditches now on said tract, in the County of Klamath, State of Oregon.

I hereby certify that on May 13, 1985 the above described real property was not occupied by any of the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

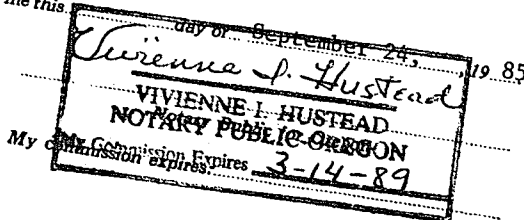
Glenn D. Ramirez
Successor Trustee
GLENN D. RAMIREZ

Subscribed, sworn to and acknowledged before me this

(OFFICIAL SEAL)

Return to:

G. Ramirez
P.O. Box 368
Klamath Falls, OR
97601



85 SEP 25 PM 4 08

ck
17:00

15603

CERTIFICATE OF NON-MILITARY SERVICE

STATE OF OREGON,

County of Klamath

ss.

THIS IS TO CERTIFY That I am the Successor Trustee
beneficiary in that certain deed of trust in which Nancy A. Morris
as grantor, conveyed to TRANSAMERICA TITLE INSURANCE CO., as trustee, certain
real property in Klamath County, Oregon, to secure the performance by said grantor of certain obli-
gations; said deed of trust was dated November 24, 1980, and recorded November 26,
1980, in book M-80 at page 22976 of the mortgage records of said county; thereafter and on
May 13, 1985, there was recorded in book M-85 at page 7134 of said mortgage
records the beneficiary's notice of default with respect to the performance of the obligations secured by said deed of
trust; thereafter the said deed of trust was duly foreclosed by advertisement and sale and the real property covered
by said trust deed was sold at the trustee's sale on May 13, 1985; at no time during the period
of three months and one day immediately preceding the day of said sale, and including the day thereof, was the real
property described in and covered by said trust deed, or any interest therein, owned by a person in the military
service of the United States as such term is defined by the Soldiers' and Sailors' Civil Relief Act of 1940 approved
October 17, 1940, as subsequently amended, nor during said period was such person ordered to report for induction
into the said military service, nor was he serving with the forces of any nation allied with the United States in
the prosecution of any war in which the United States was or is engaged.

In construing this certificate and wherever the context hereof so requires, the masculine includes the feminine,
the singular includes the plural, the word "grantor" includes any successor in interest to the grantor, the word
"trustee" includes any successor trustee, and the word "beneficiary" includes any successor in interest to the bene-
ficiary named in said trust deed.

Glenn D. Ramirez
GLENN D. RAMIREZ, Successor Trustee

STATE OF OREGON, County of Klamath, ss:

September 24, 1985.

Personally appeared the above named GLENN D. RAMIREZ,
who subscribed and swore to the foregoing certificate and acknowledged the foregoing instrument to be his voluntary
act and deed.

Before me:

(SEAL)

Vivienne J. Hustead
VIVIENNE J. HUSTEAD
Notary Public for Oregon
NOTARY PUBLIC-OREGON
My Commission Expires 3-14-89

CERTIFICATE
OF NON-MILITARY SERVICE
RE TRUST DEED

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

G. Ramirez
P.O. Box 368
H.F.I. OR
97601

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

ss.

County of

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page
Record of Mortgages of said County.

Witness my hand and seal of
County attixed.

County Clerk—Recorder.

By

Deputy.

15604

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

STATE OF OREGON, County of Klamath, SS:

I, GLENN D. RAMIREZ,

being first duly sworn, depose, say and certify that:
At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME
Nancy A. Morris

ADDRESS

44 Old Morton Street, Dorchester, MASS
02124

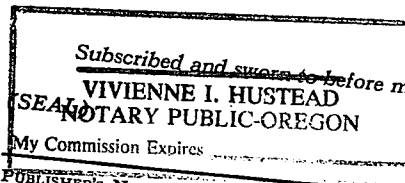
TRANSAMERICA TITLE INSURANCE COMPANY

12360 East Burnside, Portland OR 97216

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by GLENN D. RAMIREZ, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on May 13, 1985. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



Glenn D. Ramirez
GLENN D. RAMIREZ

Vivienne I. Hustead
Notary Public for Oregon. My commission expires 3-14-87.

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

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE TO GRANTOR, SUCCESSOR IN INTEREST TO GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

Nancy A. Morris

Grantor

TO

Glenn D. Ramirez, Successor

Trustee

Trustee

AFTER RECORDING RETURN TO
GLENN D. RAMIREZ
Attorney at Law
514 Walnut St.
Klamath Falls, OR 97601

(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 , 1985, 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

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

15605

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 #078-Trustee's Sale-Morris

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

~~consecutive work days~~ consecutive work days

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

July 29, 1985

August 5, 1985

August 12, 1985

August 19, 1985

Total Cost: \$266.00

Sarah L. Parsons

Subscribed and sworn to before me this 19
day of August 19 85

Kita Backa
Notary Public of Oregon
My commission expires Jan 15 86

O. T. T. to :

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust deed made by NANCY A. MORRIS, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of GRACE R. THOMAS, as beneficiary, dated November 24, 1980, recorded November 26, 1980, in the mortgage records of Klamath County, Oregon, fee/file/instrument/microfilm/reception No. 93039, covering the following described real property situated in said county and state, to-wit:
Beginning at a point on the Section Line which lies North 90°12' East along the Section Line a distance of 799.8 feet from the Southwest corner of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence: Continuing North 0°12' East along the section line a distance of 61 feet to a point; thence North 69°59' East a distance of 344.1 feet to an iron pin; thence South 0°15' West a distance of 61 feet to an iron pin; thence South 89°59' West a distance of 344.1 more or less to the point of beginning in the SW 1/4 NW 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon. Excepted is the Westerly 30 feet lying in Summers Lane Road right-of-way and the Irrigation Ditch and drainage ditches now on said tract, 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:
January 1, 1985, February 1, 1985, March 1, 1985, April 1, 1985 and May 1, 1985 payments of \$234.00 each on Trust Deed and Note, with interest at 9% per annum from due dates, plus real property taxes and insurance due on the above-described property.
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:
\$16,182.26 balance due and owing, plus accrued interest at 9% per annum from December 17, 1984, unpaid real property taxes in the sum of \$2,100.59, and insurance.
WHEREFORE, notice hereby is given that the undersigned trustee will on September 24, 1985, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Law office of Glenn D. Ramirez, 514 Walnut Street, Klamath Falls, OR 97601, 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" 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 May 13, 1985
GLENN D. RAMIREZ
Successor Trustee
#078 July 29, Aug. 5, 12, 19, 1985

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of _____
of September A.D., 19 85 at 4:08 o'clock P M., and duly recorded in Vol. M85 day _____
of _____ Mortgages on Page 15602

FEE \$17.00

Evelyn Bieh

By

County Clerk

PA Smith