

53960

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
AND PROOF OF SERVICE

Vol. 185 Page 15979

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto
STATE OF OREGON

County of Klamath } SS.

MAY 31 3 25 PM '85

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

Michael Norman Addison or
Rowena A. Addison or
Occupant

2060 Orchard Street
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 June 6, 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.

ASPEN TITLE & ESCROW, INC.

Successor XXXXXX Trustee

Subscribed and sworn to before me this 31 day of May, 1985.

Sandra Handshaker
Notary Public for Oregon. My commission expires: 7-23-85

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
Michael Norman Addison
Rowena A. Addison
Grantor

TO
Transamerica Title Insurance
Company
Trustee

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601

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

05 DEC 2 AM 11 05

STATE OF OregonPROOF OF SERVICE
Klamath

15980



I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Upon Michael Norman Addison Personal Service Upon Individual(s)
at 2060 Orchard St., Klamath Falls, Oregon, by delivering such true copy to him/her, personally and in person,
on June 4, 1985, at 12:05 o'clock P.
at _____, by delivering such true copy to him/her, personally and in person,
on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)
Upon _____, at the office which he/she maintains for the conduct of
business at _____, by leaving such true copy with _____, the person who
is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name
Upon _____ (NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____, by
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the *
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Tom Duryee, Sheriff, Klamath County, Oregon

by Joan E. Harrison
Deputy

Subscribed and sworn to before me this 4th day of June, 1985

(SEAL)

Notary Public for Oregon
My commission expires 11-11-85

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

F-28824

TRUSTEE'S NOTICE OF SALE

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

15981

Reference is made to that certain trust deed made by A. ADDISON, husband and wife MICHAEL NORMAN ADDISON and ROWENA
TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as grantor, to
NORMA RAE BUKOSKY, as trustee,
February 22, 1979, recorded March 6, 1979, in the mortgage records of
Klamath County, Oregon, in book/199-98888 Volume No. M-79 at page 4980
199-98888 (insert where appropriate), covering the following described real
property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A"
FOR LEGAL DESCRIPTION

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:
Monthly installments of principal and interest due for the months of October, November, December of 1983, January, February, March, April, May, June, July, August, September, October, November, and December of 1984, and January, February, March, April, and May of 1985 in the amounts of \$220.00 each and subsequent installments of like amounts; subsequent amounts for Assessments due under the terms and provisions of the Note and Trust Deed.
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:
\$23,739.55 plus interest and late charges, thereon from September 21, 1983, at the rate of NINE and ONE-HALF (9.5%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 4, 1985, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, in the City of ASPENDALE & ESCROW, INC., 600 Main Street, Klamath 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 86.753 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 to 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 necessary 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 obligation, 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 31, 1985

ASPENDALE & ESCROW, INC.

Successor Trustee

ss: Assistant Secretary

Assistant Secretary Attorney for said Trustee

SERVE:

I, the undersigned, certify that I am the attorney for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

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.

EXHIBIT "A"

A portion of Lot 412 and of the East 20 feet of Lot 413 of Block 101 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 412, Block 101 of Mills Addition to the City of Klamath Falls, Oregon, being the corner of Orchard Street and East Main Street; thence South along the line of East Main Street, 78.6 feet to the property of Charles and Celine DeBel as described in Book 127 at page 19, Deed Records of Klamath County, Oregon; thence West parallel to Orchard Street 70 feet; thence North parallel to East Main Street 78.6 feet to Orchard Street; thence East 70 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 2nd day
of _____ October _____ A.D., 19 85 at 11:05 o'clock _____ A.M., and duly recorded in Vol. M85
of _____ Mortgages _____ on Page 15979.

FEE \$17.00

Evelyn Biehn

By

County Clerk

Pam Smith