

54158

## PROOF OF SERVICE

Vol. M85 Page 16317STATE OF Oregon  
County of Klamath

I hereby certify that I made service of the foregoing Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering or leaving true copies of said Trustee's Notice of Sale mentioned therein, certified to be such by the attorney for the plaintiff, as follows:

Upon Dawn Keayon Personal Service Upon Individual(s)  
at 2717 Californial Ave. Klamath Falls, Ore., by delivering such true copy to him/her, personally and in person,  
on June 5, 1995, at 2:25 o'clock PM.  
Upon \_\_\_\_\_, by delivering such true copy to him/her, personally and in person,  
at \_\_\_\_\_, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

Upon \_\_\_\_\_ Substituted Service Upon Individual(s)\*\*  
or usual place of abode, to-wit: \_\_\_\_\_, by delivering such true copy at his/her dwelling house  
to \_\_\_\_\_, 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.

Upon \_\_\_\_\_ Office Service Upon Individual(s)\*\*  
business at \_\_\_\_\_, at the office which he/she maintains for the conduct of  
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  
\* \_\_\_\_\_ thereat; OR  
(b) leaving such true copy with \_\_\_\_\_ office of \_\_\_\_\_, who is a/the

\*Specify registered agent, officer (by title), director, general partner, managing agent.  
at \_\_\_\_\_, who is a/the \* \_\_\_\_\_, the person who is apparently in charge of the  
thereof; \_\_\_\_\_, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

DATED \_\_\_\_\_, 19\_\_\_\_

By \_\_\_\_\_ SHERIFF  
\_\_\_\_\_ DEPUTY

I further certify 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 the attorney for the beneficiary or trustee, or the successor of either, corporate or otherwise.

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon, and that I am not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.  
DATED June 5, 1995

Earl Miller  
SIGNATURE  
Earl Miller  
TYPE OR PRINT NAME

The signature line on the left should be used only by a sheriff or deputy of a county in Oregon; all other servers complete certificate on the right.

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 on a minor or incompetent person. See ORCP 7D. (2) and 7 D. (3) for complete service methods on particular parties.  
\*\* Where substituted or office service is used, the plaintiff, as soon as reasonably possible, shall cause to be mailed a true copy of the summons and complaint to the defendant at the defendant's dwelling house or usual place of abode, together with a statement of the time, date and place at which such service was made. Use SN Form No. 1149 or equivalent.

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after recording, return to:

GIACOMINI, JONES & ASSOCIATES  
ATTORNEYS AT LAW  
A PROFESSIONAL CORPORATION  
635 MAIN STREET  
KLAMATH FALLS, OREGON 97601

## TRUSTEE'S NOTICE OF SALE

16318

Reference is made to that certain trust deed made, executed and delivered by.....  
 DOUGLAS A. COPE and MARIAM S. COPE....., as grantor, to  
 TRANSAMERICA TITLE INSURANCE COMPANY....., as trustee, to secure certain  
 obligations in favor of..... UNITED STATES NATIONAL BANK OF OREGON....., as beneficiary,  
 dated June 8....., 19 78, recorded June 19....., 19 78, in book M-78 at  
 page 12979 of the mortgage records of Klamath..... County, Oregon, covering the following  
 described real property situated in said county and state, to-wit:

Lots 4 and 5, Block 18, Buena Vista 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 to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is  
 grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing  
 and delinquent:

The monthly installment of \$336.00 due on December 1, 1983, plus a late  
 charge of \$5.00 per month and all monthly installments of \$344.00 commencing  
 January 1, 1984, plus a late charge of \$5.00 per month on the month of  
 January, 1984 and each month thereafter.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said  
 trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following,  
 to-wit:

An unpaid principal balance of \$25,518.67 plus accrued interest of  
 \$4,463.48 through May 15, 1985 plus interest in the amount of \$8.39 per  
 day, each day after May 15, 1985, plus the costs of property maintenance to  
 date in the amount of \$71.25, plus the cost of HIP Insurance to date in the  
 amount of \$21.75 plus \$7.25 each month thereafter and \$194.00 for a  
 foreclosure report; for a total of \$30,269.15 as of May 15, 1985, with  
 interest accruing at the rate of \$8.39 per day thereafter.

A notice of default and election to sell and to foreclose was duly recorded May 23....., 19 85, in book  
 M-85..... at page 7665..... of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday....., the  
 9th day of October....., 19 85, at the hour of 11:00 o'clock, A.M., Standard Time,  
 as established by Section 187.110, Oregon Revised Statutes, at front steps 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 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 pro-  
 ceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of  
 said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at  
 any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" in-  
 cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls....., Oregon, May 23....., 19 85.

Robert F. L. Trotman

Trustee

State of Oregon, County of Klamath....., ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I  
 have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the fore-  
 going is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls....., Oregon, this 23rd day of May....., 19 85.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Attorney for said Trustee  
 Robert F. L. Trotman

Filed for record at request of..... the 8th day  
 of October..... A.D., 19 85 at 3:55 o'clock P M., and duly recorded in Vol. M85  
 of Mortgages on Page 16317.

FEE \$9.00

Evelyn Biehn  
 By

County Clerk