

62186

ASPEN E-29532

Vol. 186 Page 9709

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT 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 Klamath ss.

I, the undersigned, being first duly sworn, depose and say:
I am the Trustee of the trust 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

Electra L. Whetstone or
Percy E. Whetstone or
Occupant

6722 Shasta Way
Klamath Falls, OR 97603

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 February 6, 1986, 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.

BY *[Signature]*
Successor Trustee

Subscribed and sworn to before me this 3rd day of February, 1986.

(SEAL)

[Signature]
Notary Public for Oregon. My commission expires: 7/23/89

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

Electra L. Whetstone
Percy E. Whetstone

Grantor

TO

Aspen Title & Escrow, Inc.

Successor Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.

1600 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/tile/instrument/microfilm/reception No. _____
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

By _____
NAME TITLE
Deputy

SHERIFF'S RETURN OF SERVICE

9710

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 86-452 the within:

- I hereby certify that I received on February 4, 1986
- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
() Subpoena () Citation () Order () Motion () Affidavit
() Small Claim () Restraining Order () Order for Appearance of Judgement Debtor
() Writ of Garnishment () Order to Show Cause () Order Waiving Fees and Costs
(X) TRUSTEE'S NOTICE OF SALE

for service on the within named: Electra L. Whetstone or Percy E. Whetstone or Occupant,
6722 Shasta Way, Klamath Falls, Oregon personally and in person.
() SERVED _____
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.
(X) OTHER METHOD House at 6722 Shasta Way is Empty. However I served Electra Whetstone
at 5208 Shasta Way, Klamath Falls, Oregon 97603

() 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: February 5, 1986 3:29 p.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By Jean E. Harrison Deputy

ASPEN F-29532
TRUSTEE'S NOTICE OF SALE

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

9711

Reference is made to that certain trust deed made by E. WHETSTONE, husband and wife ELECTRA L. WHETSTONE and PERCY, as grantor, to TRANSAMERICA TITLE, as trustee, in favor of TRANSAMERICA FINANCIAL SERVICES, as beneficiary, dated April 14, 19 80, recorded April 18, 19 80, in the mortgage records of Klamath County, Oregon, in book xxx volume No. M-80, at page 7268, covering the following described real property situated in said county and state, to-wit:

Lot 14, Block 11, FOURTH ADDITION TO WINEMA GARDENS,
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 Oregon Revised Statutes 86.735(3); 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 November, and December of 1985 and January of 1986 in the amounts of \$376.00 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Deed of Trust.

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: \$20,403.29 plus interest and late charges, thereon from October 31, 1985, at the rate of NINETEEN AND ONE-HALF (19.50%) 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 June 6, 1986, at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 600 Main Street, 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 ORS 86.753 has the right, at any time prior to five days before the date last set for 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 ORS 86.753. 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 January 31, 19 86

ASPEN TITLE & ESCROW, INC.

BY [Signature]
Successor TrusteeState of Oregon, County of KlamathI, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.[Signature]
Assistant Secretary for said Trustee

SERVE:

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of June of A.D., 19 86 at 2:44 o'clock P M., and duly recorded in Vol. M86 day 4th of Mortgages on Page 9709

FEE \$13.00

Evelyn Biehn, County Clerk
By [Signature]