

STATE OF .....OREGON

ATC 29487  
PROOF OF SERVICE

Your File No. 540-2267  
Vol. 1480 Page       

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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 individual named in the Notice of Sale attached  
 below, by delivering true copies of said Notice of Sale certified to be true and correct copies of the original.

COUNTY OF KLAMATH Your File No. 540-2267  
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...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 MOLLIE J. RYAN  
5/1/87

Personal Service

Upon MOLLIE J. RYAN  
at 5483 KNIGHTWOOD DR., KLAMATH FALLS, ORE.

Personal Service Upon Individual(s)  
by delivering such true copy to him/her, personally and in person,  
on 3-10-, 1986, at 12:55 o'clock P.M.  
by delivering such true copy to him/her, personally and in person,  
on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

Substituted Service Upon Individual(s)  
Upon JAMES J. RYAN  
or usual place of abode, to-wit: 5483 KNIGHTWOOD DR., KLAMATH FALLS, ORE.  
on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

Upon JAMES J. RYAN Substituted Service Upon Individual(s) \_\_\_\_\_, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M.  
or usual place of abode, to-wit: 5483 KNIGHTWOOD DR., KLAMATH FALLS, OREGON, by delivering such true copy at his/her dwelling house  
to MOLLIE J. RYAN \_\_\_\_\_, who is a person over the  
age of 14 years and a member of the household of the person served on \_\_\_\_\_, 1986, at 12:55 o'clock P.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  
to \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ P.M.  
age of 14 years and a member of the household of the person served on \_\_\_\_\_, who is a person over the  
Upon \_\_\_\_\_ Office Service Upon Individual(s) \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
business at \_\_\_\_\_

Upon \_\_\_\_\_, who is a person over the  
 business at \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.  
 by leaving such true copy with \_\_\_\_\_, at the office which he/she maintains for the conduct of  
 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 \_\_\_\_\_, the person who  
 (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 \_\_\_\_\_ who is a/the  
 office of \_\_\_\_\_, who is a/the \*  
 \* Specify registered agent, officer (by title), director, general partner, managing agent.  
 \_\_\_\_\_, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS NAMED IN THE

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.

Subscribed and sworn to before me this 10<sup>th</sup> day of March, 1986

**DAN LINDSEY**  
Licensed Private Detective  
Phone 882-9896

Notary Public for Oregon  
My commission expires

March 31, 1987

**CERTIFICATE OF MAILING**

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I HEREBY CERTIFY that I mailed a true copy of the documents mentioned  
herein to James J. Ryan at the above residence address,  
together with a statement of the date, time and place at which substituted  
service was made.  
DATE OF MAILING March 18, 1986

DATE OF MAILING March 18, 1986

~~Margaret Johnson~~  
Margaret Johnson

27896

**CROWE LEGAL SERVICES, INC.** • P.O. Box 25553, Portland, Oregon 97225 • 643-7066  
C.L.S. # 27896

## TRUSTEE'S NOTICE OF SALE

540-2267  
LUF No. 3539/JW

Reference is made to that certain trust deed made by JOHN W. KELLER and CYNTHIA L. KELLER, husband and wife, as grantors, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of EQUITABLE SAVINGS AND LOAN ASSOCIATION, as beneficiary, recorded June 6, 1979, in the official records of Klamath County, Oregon, in Volume No. M79, page 13197, covering the following-described real property situated in said county and state, to wit:

Lot 16, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Commonly known as 5483 Knightwood Drive, Klamath Falls, Oregon.

There is a default by the grantors or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: monthly installments of \$565.97 each, beginning with August 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; real property taxes for the years 1984-85 and 1985-86 in the sums of \$933.55 and \$1,010.85, respectively, plus penalties and interest.

By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$52,436.91, with interest thereon at the rate of 12.25 percent per annum, from July 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above-described property which the grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors successors in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred. A notice of default and election to sell has been recorded pursuant to Section 86.735(3), Oregon Revised Statutes.

Said sale will be held on July 17, 1986, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: the front entrance of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753, Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and by payment to the beneficiary of the entire amount then due other than such portion as

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would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.)

Dated February 24, 1986

Harry M. Hanna  
Harry M. Hanna, Successor Trustee

FOR FURTHER INFORMATION  
PLEASE CONTACT: Vena Sen Crowe  
224-5930

STATE OF OREGON )  
County of Multnomah ) ss.

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.

Valerie T. Auerbach  
Valerie T. Auerbach, OSB# 84158  
Attorney for said Trustee

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,  
GREEN, OSAKA & DUNN  
Attention: Vena Sen Crowe  
Benj. Franklin Plaza, 11th Floor  
One Southwest Columbia  
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of July A.D., 19 86 at 4:11 o'clock P M., and duly recorded in Vol. M86  
of Mortgages on Page 11910

FEE \$13.00

Evelyn Biehn, County Clerk  
By Ram Smith