

ON 67420 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 Multnomah

SS.

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

Mark R. Buettner

and/or

Carol A. Buettner

and/or

4316 Gary Street

Klamath Falls, OR 97601

Unknown Occupant(s)

Same as above

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 26, 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.

David E. Fennell Successor Trustee

Subscribed and sworn to before me this 23 day of June, 1986.

Notary Public for Oregon. My commission expires: 3-13-90

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 86.730(1))

RE: Trust Deed from
Buettner

Grantor

TO

Fennell

Trustee

AFTER RECORDING RETURN TO:

David E. Fennell
PRESTON, THORGRIMSON,
ELLIS & HOLMAN

1230 SW First Avenue, #300
Portland, OR 97204

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 _____

De _____

MODEL OF SERVICE

AFFIDAVIT OF NON-OCCUPANCY

19310

STATE OF OREGON, County of KLAMATH ss.I, DAN LINDSEY, being first duly sworn,
on oath, depose and say:

That I am, and have been at all material times hereto, a
competent person over the age of 18 years and a resident
and inhabitant of KLAMATH County, State of Oregon.
I am not a party to, an attorney in, or interested in any suit
or action involving the property described below.

I hereby certify that on the 25TH day of JUNE
19 86, after personal inspection, I found the following
described real property to be unoccupied:

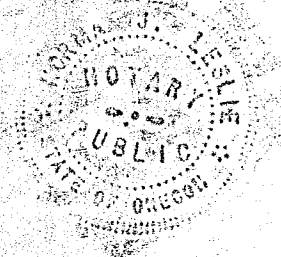
The South 33 feet of Lot 8 and the North 23 feet of Lot 9,
Block I, FIRST ADDITION TO TONATEE HOMES, in the County of
Klamath, State of Oregon.

Commonly described as: 4316 GARY STREET
KLAMATH FALLS, OREGON

By: Dan Lindsey

Subscribed and sworn to before me this 25th day of June
19 86.

Norma J. Seshe
Notary Public for Oregon
My Commission expires: March 31, 1987



19311

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Multnomah } ss.

I, David E. Fennell, being first duly sworn, depose, say and certify that:

I am the Successor trustee in that certain trust deed executed and delivered by Mark R. Buettner and Carol A. Buettner, husband and wife to Pioneer Title Insurance Company as grantor in which Peoples Mortgage Company ** as trustee, is beneficiary, recorded on March 26, 1981, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-81, at page 5456 or as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county:

The South 33 feet of Lot 8 and the North 23 feet of Lot 9, Block 1, FIRST ADDITION TO TONATEE HOMES, in the County of Klamath, State of Oregon.

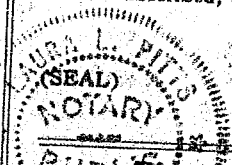
**beneficial interest under said Deed of Trust was assigned to Equitable Mortgage Resources, Inc., by mesne instrument recorded July 1, 1985, in Vol. M-85, page 10083, records of Klamath County, Oregon.

I hereby certify that on June 25, 1986, the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

David E. Fennell
DAVID E. FENNEL -- Successor Trustee

Subscribed, sworn to and acknowledged before me this 8th day of July, 1986

Laura L. Pitts
Notary Public for Oregon
My Commission expires: 3-13-90



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

REC'D Trust Deed from Mark R. Buettner and Carol A. Buettner Grantor to Pioneer Title Insurance Company Trustee

AFTER RECORDING RETURN TO

Mr. David E. Fennell
Preston, Thorgrimson, Ellis & Holman
1230 S. W. First, Suite 300
Portland, Oregon 97204

(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 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

TRUSTEE'S NOTICE OF SALE

19312

Reference is made to that certain trust deed made by Mark R. Buettner and Carol A. Buettner
husband and wife, as grantor, to
Pioneer Title Insurance Company, as trustee,
Peoples Mortgage Company, as beneficiary,
dated March 19, 1981, recorded March 26, 1981, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-81 at page 5456,
fee/title/instrument/microfilm/reception-No. (indicate which), covering the following described real
property situated in said county and state, to-wit:

The South 33 feet of Lot 8 and the North 23 feet of Lot 9, Block 1, FIRST ADDITION
TO TONATEZ HOMES, in the County of Klamath, State of Oregon.

**beneficial interest under said Deed of Trust was assigned to Equitable Mortgage
Resources, Inc., by mesne instrument recorded July 1, 1985, in Vol. M-85, page 10083,
records of Klamath County, 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: monthly
payments of \$531.00 beginning 11-1-85 until paid, plus late charges of \$21.24 each month
beginning 11-16-85 until paid, together with title expense, costs, trustee's fees and
attorney's fees incurred herein by reason of said default, and any further sums advanced
by Equitable Mortgage Resources, Inc., for protection of the above-described real property
and its interest therein.

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: \$37,677.32 with interest thereon
at the rate of 14.0% per annum beginning 10-1-85 until paid, plus late charges of \$21.24
each month beginning 11-16-85 until paid; together with title expense, costs, trustee's
fees and attorney's fees incurred herein by reason of said default; and any further sums
advanced by Equitable Mortgage Resources, Inc., for protection of the above-described
real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 24, 1986,
at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at inside the main lobby door of the Klamath County Courthouse, County of Klamath, State of Oregon, sell at public
in the City of Klamath Falls 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 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 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 obli-
gation, 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 June 5, 1986

David E. Fennell
David E. Fennell, 1230 SW First Avenue #300
Portland, OR 97204 (503) 225-0815
Trustee

State of Oregon, County of _____ 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.

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.

SERVE:

Mark C. Smith
Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of October A.D., 19 86 at 11:22 o'clock A M., and duly recorded in Vol. 23rd day
of Mortgages on Page 19309, 1986

FEE \$17.00

Evelyn Biehn, County Clerk
By Mark C. Smith