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RECEIVED DESS LAW FIRM CO. PORTLAND, OR 97204

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

Page 20348

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

STATE OF OREGON

County of Multnomah

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 first deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

PROPERTY ADDRESS

William W. Miller and
Wanda D. Miller

527 Roosevelt Street, Klamath Falls, OR 97601

OR

Occupants/Tenants in Possession

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 August 12, 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.

William L. Larkins, Jr.
William L. Larkins, Jr., Trustee



Subscribed and sworn to before me this 21st day of July, 1986.

Notary Public for Oregon. My commission expires June 5, 1988.

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
William W. Miller and
Wanda D. Miller

Grantor

TO
William L. Larkins, Jr.

Trustee

AFTER RECORDING RETURN TO
William L. Larkins, Jr.
Weiss, DesCamp, Botterli & Huber
2300 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204

STATE OF OREGON,

County of

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 _____ of 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

IN THE
COUNTY OF

COURT OF THE STATE OF
COURT CASE NO.

20349

WILLIAM W. & WANDA D. MILLER, GRANTOR
ASPEN TITLE & ESCROW COMPANY, TRUSTEE
TOWN & COUNTRY MORTGAGE INC., AN OREGON
CORP., BENEFICIARY

53682

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON

County of KLAMATH) SS.

I hereby certify that on the 3rd day of AUGUST, 19 86, at the hour of 9:10 P.M. by:
I served WANDA D. MILLER & WILLIAM W. MILLER

- ☒ Personal Service (personally and in person)
- ☐ Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the within named)
- ☐ Office Service (by serving the person apparently in charge)
- ☐ By posting (said residence)

- ☐ A certified/true copy of:
- ☐ Summons
- ☐ Motion
- ☐ Complaint
- ☐ Petition
- ☒ Other: TRUSTEE'S NOTICE OF SALE

- ☐ Writ of Garnishment
- ☐ Order
- ☐ Citation
- ☐ Notice

- ☐ Small Claims
- ☐ Affidavit
- ☐ Subpoena
- ☐ Decree

Together with a copy of

To WANDA D. MILLER & WILLIAM W. MILLER

At 527 ROOSEVELT STREET, KLAMATH FALLS, OREGON

NOT FOUND: I certify that I received the within document for service on the 3rd day of AUGUST, 19 86, and after due and diligent search and inquiry, I have been unable to locate WANDA D. MILLER & WILLIAM W. MILLER within the county of KLAMATH. Dated this 3rd day of AUGUST, 19 86.

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH.

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer, director or employee of, nor attorney for any party, corporate or otherwise and knew that the person, firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this 3rd day of AUGUST, 19 86.

Lenora L. Mueller
LENORA L. MUELLER

Cleveland Investigation Company
P.O. BOX 1373, KLAMATH FALLS, ORE. 97601
PHONE 883-7744

Papers
Received From WILLIAM L. LARKINS, JR.
2300U.S. BANCORP. TOWER
111 S.W. 5th AVE.
PORTLAND, OREGON 97204
PHONE 243-2300

R. E. Mueller
R. E. MUELLER
NOTARY PUBLIC-OREGON
My Commission Expires 1-5-90

Remit to: CIC	Service Fee	\$ 15.00
P.O. Box 4369	Mileage	\$ 0
Medford, OR 97501	Rush/Emergency	\$
Date: <u>AUGUST 3, 1986</u>	Incorrect Add.	\$
CIC File No. <u>86-416 H</u>		\$
Client No.	Amount Paid	\$ 15.00
	TOTAL DUE	\$ 0

OK

TRUSTEE'S NOTICE OF SALE

20350



Reference is made to that certain trust deed made by William W. Miller and Wanda D. Miller,
husband and wife _____, as grantor, to

_____ Aspen Title & Escrow Company* _____, as trustee,
in favor of _____ Town & Country Mortgage, Inc., an Oregon corporation** _____, as beneficiary,
dated January 25, 1985, recorded February 5, 1985, in the mortgage records of
Klamath County, Oregon, in M-85 _____ at page 1853 _____,

~~fee/title instrument/microfilm/reception No.~~ _____ (indicate which), covering the following described real
property situated in said county and state, to-wit: Lot 9, Block 13, First Addition to the City of
Klamath Falls, according to the official plat thereof on file in the office of the County
Clerk. Mobile Home - 1984 Fleetwood, Serial No. ORFL2AE244803243

*The beneficiary has appointed William L. Larkins, Jr. as successor trustee.

**The beneficial interest was assigned to Peoples Mortgage Company by Assignment of Deed of
Trust recorded 2/5/85 in M-85, page 1857, and re-recorded 8/16/85 in M-85, page 12929,
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 Oregon Revised Statutes 86.735(3); the de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums: The payments of
principal and interest due February 1, 1986 and on the first (1st) day of each month there-
after in the sum of \$437 each, plus late charges totalling \$104.88, all totalling \$2,726.88.

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: The principal balance owing in the
sum of \$37,268.80, plus interest accruing on the unpaid principal balance at the rate of
13% per annum from January 1, 1986 until paid in full, plus late charges totalling \$104.88,
plus the cost of a foreclosure report in the sum of \$247, and plus other costs and disburse-
ments incurred in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 10, 1986,
at the hour of 10:30 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
Klamath County Courthouse, 316 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 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 per-
formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
ance 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 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 July 16, 1986

William L. Larkins, Jr.
William L. Larkins, Jr., Trustee

Trustee

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.

William L. Larkins, Jr.
Attorney 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 _____ the 10th day
of November A.D., 1986 at 9:27 o'clock A M., and duly recorded in Vol. M86
of _____ Mortgages _____ on Page 20348

FEE \$13.00

Evelyn Biehm, County Clerk
By Ann L. Smith