

67980

K-38707

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

Vol. 1480 Page 20375

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 trust deed, are as follows:

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

PROPERTY ADDRESS

Lawrence A. Brewer and
Teresa L. Brewer

1541 Siskiyou Street, Klamath Falls, Oregon
97601

Occupant/Tenant 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 25th 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
Lawrence A. Brewer and Teresa L. Brewer

Grantor

TO

William L. Larkins, Jr.

Trustee

AFTER RECORDING RETURN TO

William L. Larkins, Jr.
Weiss, DesCamp, Botteri & Huber
2300-U.S.-Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of Multnomah

I certify that the within instrument was received for record on the day of July, 1986, at 12 o'clock P.M., and recorded in book/reel/volume No. 1480 on page 20375 or as fee/file/instrument/microfilm/reception No. 1480-20375.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

NAME

TITLE

By William L. Larkins, Jr. Deputy

TRUSTEE'S NOTICE OF SALE

IN THE _____ COURT OF THE STATE OF _____
COUNTY OF _____ COURT CASE NO. _____
LAWRENCE A. BREWER, TERESA L. BREWER, GRANTORS
TRANSAMERICA TITLE INS. CO., TRUSTEE,

20376
53699

vs
PEOPLE'S MORTGAGE CO.,
A WASHINGTON CORP., BENEFICIARY

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON)
) SS.
County of KIAMATH

I hereby certify that on the 6th day of AUGUST, 19 86, at the hour of 3:30 P.M.
I served LAWRENCE A. BREWER by:

- XX 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 _____ Writ of Garnishment _____ Small Claims _____
Motion _____ Order _____ Affidavit _____
Complaint _____ Citation _____ Subpoena _____
Petition _____ Notice _____ Decree _____
XX Other: TRUSTEE'S NOTICE OF SALE

Together with a copy of _____

To LAWRENCE A. BREWER At 7305 S. 6th STREET, KIAMATH FALLS, OREGON

NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 19 _____
and after due and diligent search and inquiry, I have been unable to locate _____
within the county of _____ Dated this _____ day of _____, 19 _____

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KIAMATH

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
6th day of AUGUST, 19 86

Lenora L. Mueller
LENORA L. MUELLER

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

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

Papers

Received From KRISTEN KOEPPING FORECLOSURE ASST.
2300 U.S. BANCORP. TOWER
111 S.W. 5th AVE.
PORTLAND, OREGON, 97204
PHONE 243-2300

Remit to: CIC	Service Fee	\$ 15.00
P.O. Box 4369	Mileage	\$ 0
Medford, OR 97501	Rush/Emergency	\$
Date: <u>AUGUST 6, 1986</u>	Incorrect Add.	\$
CIC File No. <u>86-421 H</u>		\$
Client No. <u>8661</u>	Amount Paid	\$ 15.00
	TOTAL DUE	\$ 0

TRUSTEE'S NOTICE OF SALE

203775

Reference is made to that certain trust deed made by Lawrence A. Brewer and Teresa L. Brewer,
husband and wife

Transamerica Title Insurance Company*, as grantor, to
in favor of Peoples Mortgage Company, a Washington corporation**, as trustee,
dated December 12, 19 79, recorded December 18, 19 79, as beneficiary,
Klamath County, Oregon, in book real/volume No. M79, at page 28999
fee/tile/instrument/microfilm/reception No. _____ (indicate which), covering the following described real

property situated in said county and state, to-wit: The Southerly 50 feet of Lot 14 and the Northerly
20 feet of Lot 15, WEST PARK, in the City of Klamath Falls, in the County of Klamath,
State of Oregon.

* The beneficiary has appointed William L. Larkins, Jr., of Weiss, DesCamp, Botteri & Huber,
as successor trustee.

**By Assignment of Deed of Trust recorded February 12, 1980, in Volume M80, page 2764, Records
of Klamath County, Oregon, the beneficial interest in said trust deed was assigned to
Federal National Mortgage Association.
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 amount of \$543 each, plus late charges totalling \$194.76, all totalling
\$3,452.76.

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 due in the
sum of \$43,450.25, plus interest on the unpaid balance at the rate of 11.5% per annum from
January 1, 1986 until paid in full, plus late charges totalling \$194.76, plus the cost of
a foreclosure report in the sum of \$271, and plus other costs and disbursements 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 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
the front entrance of the 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 22, 19 86

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

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:

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____
of November A.D., 19 86 at 11:11 o'clock A M., and duly recorded in Vol. M86
of Mortgages on Page 20375
FEE \$13.00
Evelyn Biehn, County Clerk
By Ann Smith