

69029

K-38918

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22523

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

Occupant/Tenant in Possession

1618 Crescent, Klamath Falls, OR 97601

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 September 24, 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.

Charles P. Starkey, Trustee

Subscribed and sworn to before me this 16th day of September, 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
Doris H. Slusher

Grantor

TO
Charles P. Starkey, Esq.

Trustee

AFTER RECORDING RETURN TO
Charles P. Starkey, Esq.
Weiss, DesCamp, Botteri & Huber
2300 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204SPACE RESERVED
FOR
RECORDER'S USE

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

IN THE _____ COURT OF THE STATE OF _____
 COUNTY OF _____ : COURT CASE NO. _____

22524

DORIS H. SLUSHER, GRANTOR
)
)

6287

TRANSAMERICA TITLE INSURANCE, TRUSTEE
 UNITED STATES NATIONAL BANK OF OREGON, BENEFICIARY

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON)
) SS.
 County of KLAMATH

I hereby certify that on the _____ day of _____, 19____, at the hour of _____, I served _____ by:

- _____ 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: _____
 _____ Writ of Garnishment
 _____ Order
 _____ Citation
 _____ Notice
 _____ Small Claims
 _____ Affidavit
 _____ Subpoena
 _____ Decree

THE HOUSE, LOCATED AT 1618 CRESCENT, KLAMATH FALLS, OR, IS VACANT.

Together with a copy of _____

To _____ At _____

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 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
 22 day of SEPT., 19 86

Rowland E. Mueller
 ROWLAND E. MUELLER

Capitol Investigation Company
 P.O. BOX 1373, KLAMATH FALLS, OR 97601
 883-7744

Alice Mueller
 ALICE MUELLER
 NOTARY PUBLIC - OREGON
 My Comm. Exp. 2-6-89

Papers

Received From CHARLES P. STARKEY, ESQ.
ATTORNEY AT LAW
2300 U.S. BANK CORP. TOWER
111 S.W. FIFTH AVE.
PORTLAND, OR 97204

243-2300

Remit to: CIC	Service Fee	\$15.00
P.O. Box 3225	Mileage	\$
Portland, OR 97208	Rush/Emergency	\$
Date: 22 SEPT. '86	Incorrect Add.	\$
File No. 86-505 H		\$
Client No. NONE	Amount Paid	\$ 15.00
	TOTAL DUE	\$ -0-

TRUSTEE'S NOTICE OF SALE

22525

Reference is made to that certain trust deed made by Doris H. Slusher Transamerica Title Insurance, as grantor, to United States National Bank of Oregon, as trustee, dated June 4, 1979, recorded June 8, 1979, as beneficiary, Klamath County, Oregon, in book 1441 volume No. M79, in the mortgage records of fee/title/instrument/microfilm/reception No. 13468 at page 13468, covering the following described real property situated in said county and state, to-wit: See Exhibit "A" attached hereto.

*The beneficiary has appointed Charles P. Starkey, Esq. as successor trustee.
 **The beneficial interest was assigned to the Housing Division, Department of Commerce, State of Oregon, by Assignment dated June 4, 1979, recorded June 8, 1979, in Volume M79, page 13472, Mortgage Records of Klamath County, Oregon; re-recorded June 27, 1979, in Volume M79, page 15186, Mortgage. 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: The payments of principal and interest due May 1, 1986 and on the first (1st) day of each month thereafter in the amount of \$209 each, plus late charges totalling \$12.04, all totalling \$1,057.04.

**Records of Klamath County, Oregon.

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 amount of \$20,258.41, plus interest accrued thereon at the rate of 7.25% per annum from April 1, 1986, until paid in full, plus late charges totalling \$12.04, plus the cost of a foreclosure report in the amount of \$177, plus other costs and disbursements incurred in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 22, 1987, at the hour of 10:00 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 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 September 11, 19 86

Charles P. Starkey
 Charles P. Starkey, Trustee

Trustee

State of Oregon, County of Multnomah

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.

Mark H. von Bergen

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:

EXHIBIT "A"

22526

Legal Description

The Southerly 34 feet of the Easterly 88 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and the Northerly 5 feet of the Easterly half of Lot 5, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and also a strip of land 2 feet wide of the Southerly 34 feet of the Easterly end of the Westerly 90 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 11:30 o'clock A M., and duly recorded in Vol. 8th day
of _____ Mortgages on Page 22523

FEE \$17.00

By Evelyn Bieln, County Clerk

L. M. Smith