

70771
PFC 10036K-38194
PROOF OF SERVICE79444
Vol 187 Page 1246

STATE OF OREGON, County of KLAMATH) ss.

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 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:

Personal Service Upon Individual(s)

Upon JOE HURLBUT (OCCUPANT)
at 4267 CLINTON, KLAMATH FALLS, OREGON, on 8-25-1986, at 11:40 o'clock A.M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____M.

Substituted Service Upon Individual(s)

Upon DEBRA HURLBUT (OCCUPANT)
or usual place of abode, to-wit: 4267 CLINTON, KLAMATH FALLS, OREGON
to JOE HURLBUT
age of 14 years and a member of the household of the person served on August 25, 1986, at 11:40 o'clock A.M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____
to _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____
by leaving such true copy with _____, the person who
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

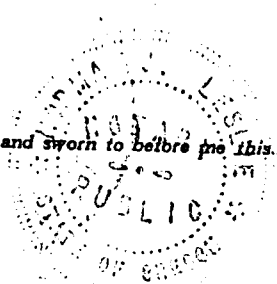
Upon _____, by
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____ who is a/the
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the *
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock ____M.

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 25th day of August, 1986.

(SEAL)


Notary Public for Oregon
My commission expires March 31, 1987

1247

D.

STATE OF OREGON)
County of Washington) ss.

CERTIFICATE OF MAILING

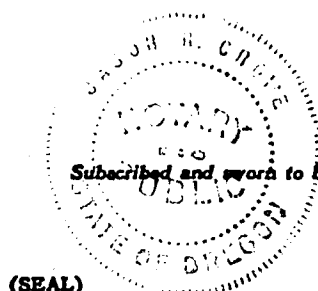
I HEREBY CERTIFY that I mailed a certified true copy of the following documents: TRUSTEE'S NOTICE OF SALE
to the person named below at the indicated address, first class postage prepaid, together with a statement of the date, time and place at which substituted/office was made.

PERSON TO WHOM MAILED DEBRA HURLBUT
MAILING ADDRESS 4267 CLINTON
KLAMATH FALLS OR 97603
TYPE OF SERVICE SUBSTITUTED

DATE OF MAILING: AUGUST 29, 1986

by: 

Aaron J. Crowe



(SEAL)

Subscribed and sworn to before me this 2nd day of September, 1986

Notary Public for Oregon
My commission expires 7-26-88

TRUSTEE'S NOTICE OF SALE

1248

PFC #78444

10036

Reference is made to that certain trust deed made by LAWRENCE W. ARTHUR AND JUDITH G. ARTHUR, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated May 23, 1978, recorded May 24th, 1978, in the official records of Klamath County, Oregon, in book/reel/volume No. M78 at page 10948 fee/file/instrument/microfilm/reception No. ---- (indicate which), covering the following described real property situated in said County and State, to-wit:

Lot 4, Block 1, of REPLAT OF BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

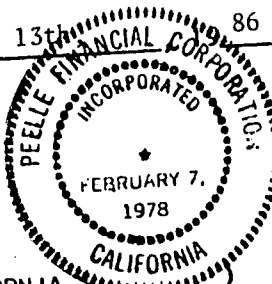
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to: Make monthly payments of \$395.00 each, commencing with the payment due on January 1, 1986 and continuing each month until this Trust Deed is reinstated or goes to Trustee's Sale; plus a late charge of \$5.00 on each installment not paid within 15 days following the due date of the note; Trustee's fees & other costs and expenses associated with this foreclosure;

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: Pay the sum of \$32,533.05, together with interest thereon at the rate of 9.875% per annum, from December 1, 1985 until paid; plus all accrued late charges; and all Trustee's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said Deed of Trust;

WHEREFORE, notice hereby is given that the undersigned trustee will on January 5th, 1987, at the hour of 10:00 o'clock, A.M., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps to the Klamath County Courthouse 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with costs, trustee's and attorney's fees and by curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date the trustee conducts the sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: August 13th, 1986



PEELLE FINANCIAL CORPORATION, Trustee
BY: Sandra P. Smith
Sandra P. Smith, Secretary
PEELLE FINANCIAL CORPORATION
197 East Hamilton Avenue, Suite 202
Campbell, California 95008

STATE OF CALIFORNIA) ss.
COUNTY OF Santa Clara)

I, the undersigned, certify that I am a Trustee Sale Officer and that the foregoing is a complete and exact copy of the original trustee's Notice of Sale.
Shirley E. Buckner

Return to:
Peelle Financial Corp.
2525 Southwest First Ave. #170
Portland, Oregon 97201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 87 at 2:00 o'clock P M., and duly recorded in Vol. M87
of Mortgages on Page 1246.

FEE \$17.00

Evelyn Biehn, County Clerk
By [Signature]