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K-39109

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TRUSTEE'S NOTICE OF SALE


NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: John L. Peppard and Deborah J. Peppard
Grantors' Successor: William M. Baxter and Cheryl A. Baxter
Trustee: Transamerica Title Insurance Co.
Successor Trustee: Bruce Kellington, Attorney
Beneficiary: Amfac Mortgage Corporation
Holder of Beneficial Interest: Federal National
Mortgage Association
2. Property covered by trust deed:
 ✓ Lot 9 and the East 20 feet of Lot 10 in Block 6 of
 Lenox according to the official plat thereof on file in
 the office of the County Clerk of Klamath County, Oregon.
3. Trust deed was recorded on March 19, 1974, in Volume M74,
Page 3561, Mortgage Records, Klamath County, Oregon.
4. Default for which foreclosure is made is the failure to pay
the following: The monthly installment of \$130.98 per month
beginning with the installment due March 1, 1986, and monthly
installments in the same amount due the 1st day of each month
thereafter.
5. The sum owing on the obligation secured by the trust deed is:
\$8,895.37, together with interest thereon at the rate of 8.5% per
annum from February 1, 1986, until paid, plus accumulated late
charges at the rate of 4% of any installment not paid within 15
days of the due date, until paid, plus trustee's fees, attorney
fees, foreclosure costs and any sums advanced by the beneficiary
pursuant to the terms of said trust deed.
6. The beneficiary has and does elect to sell the property to
satisfy the obligation. A Notice of Default was recorded in
Volume M86, Page 22574 of the Mortgage Records of Klamath County,
Oregon.
7. The property will be sold in the manner prescribed by law on
June 5, 1987, at 10:30 o'clock a.m., based on the standard of
time as established by ORS 187.110, at the front door of the
Klamath County Courthouse, in the City of Klamath Falls, County
of Klamath, Oregon.
8. Interested persons are notified of the right under ORS 86.753
to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion
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 this Notice, at any time prior to five
days before the date last set for sale.

DATED this 8 day of January, 1987.

Rerecorded to add Notarys


Bruce Kellington, Trustee

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87 JAN 29 PM 2 05

AFFIDAVIT OF MAILING NOTICE OF SALE

1468898

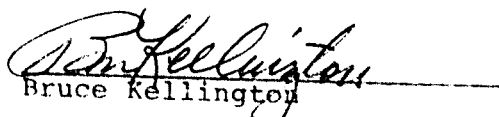
STATE OF OREGON)
 ss.
County of Jackson)

I, Bruce Kellington, being first duly sworn, depose, say and certify that: At all times herein mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed described in said notice, and that I am the trustee named therein;


That I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof, by certified mail and first class mail to each of the following named persons at their respective last known addresses:

<u>Name</u>	<u>Address</u>
Cheryl A. Baxter	3666 Hillside Norco, CA 91760
William M. Baxter	P. O. Box 5858 Coos Bay, OR 97420
John L. Peppard Deborah J. Peppard	343 Upham Klamath Falls, OR 97601
Gene Claire Christian	29 St. Helens Avenue #212 Tacoma, WA 98402
City of Klamath Falls	c/o Jim Keller, City Manager 500 Klamath Avenue Klamath Falls, OR 97601
Kitty May Sprague	3861 Bush Avenue Boise, ID 83703
Randy Wagner Dawn Wagner	1021 North 8th Klamath Falls, OR 97601

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Bruce Kellington, the trustee named in said notice; each such copy was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Medford, Oregon, on the 8 day of January, 1987, each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.


Bruce Kellington

Subscribed and sworn to before me this 8 day of January, 1987.


Notary Public for Oregon
My Commission Expires 2-25-87

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
County of Klamath) ss.

1469 899

Court Case No. _____

Sheriff's Case No. 87-87

I hereby certify that I received on _____ the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
() Subpoena () Citation () Order () Motion () Affidavit
() Small Claim () Restraining Order () Order for Appearance of Judgement Debtor
() Writ of Garnishment () Order to Show Cause () Order Waiving Fees and Costs
(X) TRUSTEE'S NOTICE OF SALE

for service on the within named: OCCUPANTS 4309 Greensprings Dr., Klamath Falls, OR

() SERVED _____ personally and in person.
at _____

() SUBSTITUTE SERVICE - By leaving a true copy with _____
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
the person in charge of the office maintained for the conduct of business by _____

() By leaving a true copy with _____ of said corporation.
() OTHER METHOD _____

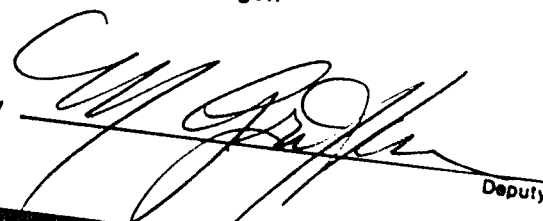
(X) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: OCCUPANTS, PROPERTY VACANT _____ within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: January 14, 1987 9:40 a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By


Deputy

TRUSTEE' AFFIDAVIT AS TO NONOCCUPANCY

1470 900

STATE OF OREGON)
County of Jackson) ss.


I, Bruce Kellington, being first duly sworn, depose, say, and certify that:

I am the successor trustee in that certain trust deed executed and delivered by John L. Peppard and Deborah J. Peppard as grantor to Transamerica Title Insurance Co. as trustee, in which Amfac Mortgage Corporation is beneficiary, recorded on March 19, 1974, in Volume M74, Page 3561 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situate in said county:

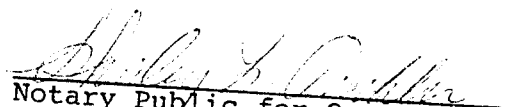
Lot 9 and the East 20 feet of Lot 10 in Block 6 of Lenox according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

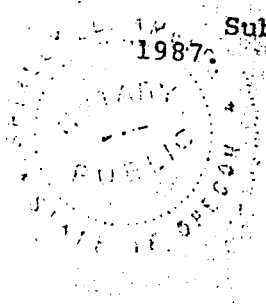
I hereby certify that on January 14, 1987, the above described real property was not occupied by any of the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.


Bruce Kellington - Trustee

Subscribed and sworn to before me this 15 day of January, 1987.


Notary Public for Oregon
My Commission Expires 2/25/87



AFFIDAVIT OF NONMILITARY SERVICE

STATE OF OREGON)
) ss.
 County of Jackson)

Bruce Kellington, of legal age and being duly sworn, deposes and says:

That he is the trustee herein, who has envoked the power of sale under ORS 86.735 by a Notice of Default and Election to Sell recorded in Volume M86, Page 22574, number 69062 of the Mortgage Records of Klamath County, Oregon.

That a true copy of the Trustee's Notice of Sale was served on the following persons on the following dates:

<u>Name</u>	<u>Date of Service</u>
Cheryl A. Baxter	January 8, 1987
William M. Baxter	January 8, 1987
John L. Peppard	January 8, 1987
Deborah J. Peppard	January 8, 1987
Gene Claire Christian	January 8, 1987
Kitty May Sprague	January 8, 1987
Randy Wagner	January 8, 1987
Dawn Wagner	January 8, 1987

That the persons above named were not at the time they were served, nor are they now on active service with any branch of the Armed Services within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, and are not unrepresented minors or incapacitated persons.

Bruce Kellington
 Bruce Kellington

Subscribed and sworn to before me this 15 day of January,

Shirley L. Gault
 Notary Public for Oregon
 My Commission Expires 2/25/87

Return to:
 Bruce Kennington
 15 Newtown Street
 Medford, Oregon 97501

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 19th day
 of January A.D., 19 87 at 1:26 o'clock P M., and duly recorded in Vol. M87
 of Mortgages on Page 897

FEE \$21.00

INDEXED
 D.K.L.V.

Evelyn Biehn, County Clerk
 By *Ann Smith*

1 - Affidavit of Nonmilitary Service
 STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
 of January A.D., 19 87 at 2:05 o'clock P M., and duly recorded in Vol. M87
 of Mortgages on Page 1467

FEE \$21.00

Evelyn Biehn, County Clerk
 By *Ann Smith*