

74437

K-39095

Vol. 1187 Page 8005
LOAN No. P63834

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by David L. Kent and Karen Kent, as grantor, to Transamerica Title Insurance, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated June 6, 1983, recorded June 7, 1983, in the mortgage records of Klamath County, Oregon, M-83, Page 8845, and whereas a successor trustee, Douglas A. Port, Attorney at Law, was appointed pursuant to ORS 86.790(2) by written instrument recorded on December 24, 1986, M-86, Page 23810, covering the following described real property situated in said county and state, to-wit:

Lot 6, Block 2, CASCADE PARK, in the County of Klamath, State of Oregon.

The mailing address of the above-described property is 3530 Hope Street, Klamath Falls, Oregon 97601.

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 on December 24, 1986, M-86, Page 23811 pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of \$623 due February 1, 1986, and each month thereafter except for the following payments made: \$500 on February 5, 1986; \$200 on March 3, 1986; \$750 on April 7, 1986, \$700 on May 29, 1986, and payments of \$650 on June 20, 1986, and July 2, 1986.

The total delinquency is \$5,539.

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:

The principal sum of \$60,816.74 with interest thereon at the rate of 10.5 percent per annum from July 2, 1986, (interest on a \$803.41 tax advance from December 3, 1986) until paid plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 21, 1987, at the hour of 1:30 o'clock, p.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at office of the beneficiary, Department of Veterans' Affairs, 3949 South 6th Street, Suite 102 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 and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

MAY 11 PM 1 53

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 December 31, 1986

Douglas A. Port
Successor Trustee
Douglas A. Port
Attorney at Law OSB No. 61068

State of Oregon)
) ss:
County of Marion)

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Douglas A. Port
Trustee

Loan No. P63834

8007

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

STATE OF OREGON, County of Marion, ss:
I, Mae Wasson, being first duly sworn, depose, say and certify
that:

At all times hereinafter 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.

I gave notice of the sale of the real property described in the
attached notice of sale by mailing a copy thereof by registered or
certified mail with return receipt requested to each of the
following named persons at their respective last know addresses,
to-wit:

David L. Kent
3590 Hope Street
Klamath Falls, Ore 97601

Karen Kent
3590 Hope Street
Klamath Falls, Ore 97601

Said persons include the grantor in the trust deed, any
successor in interest to the grantor whose interest appears of
record or of whose interest the trustee or the beneficiary has
actual notice, any person requesting notice as provided in
ORS 86.785.

Each of the notices so mailed was certified to be a true copy of
the original notice of sale by Douglas A. Port, Trustee, was placed
in a sealed envelope, with postage thereon fully prepaid, and was
deposited by me in the United States post office at Salem, Oregon,
on January 2, 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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal commercial entity.

8008

Mae Wasson

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



Carolyn M. Maoney
Notary Public for Oregon

My commission expires: 3/16/91

AFTER RECORDING RETURN TO
Department of Veterans' Affairs
Attention Douglas A. Port
700 Summer Street, NE
Salem, Oregon 97310-1201

KENT, DAVID L.

MP-63834

SHERIFF'S RETURN OF SERVICE

8019

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____
Sheriff's Case No. 87-104

I hereby certify that I received on January 12, 1987 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: DAVID L. KENT; KAREN KENT OR OCCUPANTS

(X) SERVED DAVID L. KENT & KAREN KENT personally and in person.
at 445 S. 8th St., Klamath Falls, OR

() 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 _____

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

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

DATE AND TIME OF SERVICE OR NOT FOUND: January 13, 1987 8:35 a.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By David L. Kent Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 11th day
of May A.D., 19 87 at 1:53 o'clock P M., and duly recorded in Vol. M87
of _____ Mortgages on Page 8005

FEE \$21.00

Evelyn Biehn, County Clerk
By Ann Smith