

83715

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

TRUSTEE'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

Patrick E. Sheip	2001 Reclamation, Klamath Falls OR 97601
and/or	
Patricia M. Sheip	same as above
and/or	
unknown occupant(s)	same as above

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 October 6, 1987, 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.

David E. Fennell
David E. Fennell Trustee

Subscribed and sworn to before me this 17th day of September, 1987.

(SEAL) PUBLIC Notary Public for Oregon. My commission expires: 2/12/90

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
Sheip

	Grantor
Fennell	TO
	Trustee

AFTER RECORDING, RETURN TO
Mr. David E. Fennell
PRESTON, THORGRIMSON, ELLIS & HOLMAN
3200 USBancorp Tower, 111 SW 5th Avenue
Portland, OR 97204

SPACE 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.

By _____ Deputy

PROOF OF SERVICE

1069



STATE OF _____, County of _____ 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 _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____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 _____, 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.
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 * _____ thereof;
* 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 _____ day of _____, 19____.

(SEAL)

Notary Public for Oregon
My commission expires _____

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

1070

1070

...ss.
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:

Upon Rodny Shelp
2001 Reclamation, Klamath Falls
Upon Personal Service Upon Individual(s)

Personal Service Upon Individual(s)
Fall 1961 by 11

at 2001 Rodney Shelp
Personal Service
Upon Reclamation, Klamath Falls, OR
at

Substituted Service Upon Individual(s)

Upon _____
or usual place of abode, to-wit:
to _____
ade _____

age of 14 years and a member of the household of the person served on.

Upon _____ a member
or usual place of abode, to-wit:
to _____
at _____

age of 14 years and a member of the household of the person served on.

Upon _____
business at _____
by leaving such true copy with _____
is apparently in charge.

Office Service Upon Individual(s)

business at _____
by leaving such true copy with _____
is apparently in charge _____

Since which he/she maintains for the conduct of _____, 19____, during normal working hours, at to-wit: _____, the person who _____ o'clock, ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, 19____, during normal working hours, at to-wit: _____

(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____

*(b) leaving such true copy with _____ thereof _____ office of _____

(a) delivering such true copy, personally and in person, to _____ thereof; OR
 * _____
 (b) leaving such true copy with _____ office of _____
 * Specify name: _____

(b) leaving such true copy with
office of _____
* Specific _____

at _____, by _____
of _____, with _____ thereof; OR
* Specify registered agent, officer (by title), director, general partner, managing agent.
_____ who is a/the _____, the person who is apparently in charge of the
_____, on _____, at _____ o'clock _____ M.
EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE
CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME.

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.

LEGAL PERSON, FIRM
ACTION HEREWITH.
Dan Lindsey
PROCESS SERVER* DAN LINDSEY 101772

Subscribed and sworn to before me this 1st day of October, 19 87

(SEAL)

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served. Pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3), the Proof of Service above contains most, but not all, of the methods of service. However, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service rules for particular parties.

OT

TRUSTEE'S NOTICE OF SALE

1071

Reference is made to that certain trust deed made by
Patrick E. Shelp and Patricia M. Shelp, husband and wife....., as grantor, to
Safeco Title Insurance Company of Oregon....., as trustee,
in favor of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development**....., as beneficiary,
dated February 27....., 19⁸⁴....., recorded February 27....., 19⁸⁴....., in the mortgage records of
Klamath..... County, Oregon, in book/deed/volume No. M-84..... at page 3084*.....
as fee title/instrument/microfilm/reception No. xxxxxxxxxxxxxxxxx (indicate which)..... covering the following described real
property situated in said county and state, to-wit:

Lot 795, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon

Property address: 2001 Reclamation, Klamath Falls, OR 97601

*rerecorded March 7, 1984, Volume M-84, page 3568

**beneficial interest under said Deed of Trust was assigned to Lomas & Nettleton Company by instrument recorded
September 14, 1987, in Volume M-87, page 16632, of the records 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 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:

monthly payments of \$229.58 beginning 12/1/84 to 9/1/87; plus late charges of \$34.65; together with title expense,
costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced
by the beneficiary for the protection of the above described real property and its interest therein.

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:

\$22,328.64 with interest thereon at the rate of 8.0 percent per annum beginning 11/1/84 until paid; plus late
charges of \$34.65; together with title expense, costs, trustee's fees and attorney's fees incurred herein by
reason of said default; and any further sums advanced by the beneficiary for the protection of the above described
real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 3....., 1988.....
at the hour of 10:00..... o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
inside door to main lobby of the 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 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 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 September 17....., 1987.....

David E. Fennell
David E. Fennell 3200 USBancorp Tower, 111 SW 5th Avenue
Portland, OR 97204 (503) 228-3200

Trustee

State of Oregon, County of..... 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.

Attorney for said Trustee

SERVE:

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow Inc. the 21st day
of January A.D., 1988 at 3:40 o'clock P.M., and duly recorded in Vol. M88
of Mortgages on Page 1068.

Evelyn Biehn, County Clerk

FEE \$20.00

By