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K-40 521 Vol 1188 Page 11818

Affidavit of Mailing Notice of Sale

I, Crystal Coster say and certify that:
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 the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of the sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:
Name & Address
Registered or Certified #.

SEE ATTACHED EXHIBIT "A"

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice, any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Peelle Financial Corporation, Of Washington, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on April 19, 1988. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

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

State of Oregon

County of Multnomah } s.s.

Crystal Coster
Crystal Coster
Foreclosure Officer

On this 19th day of April, in the year 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Crystal Coster personally known to me to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

Witness my hand and official seal.

[Signature]
Notary Public in and for said County and State
My Commission Expires: 8/19/91

Peelle Financial Corporation 2525 Southwest First Avenue Suite 170 Portland OR 97201 (503) 228-5950

After Recording Return to:

Peelle Financial Corporation
2525 S.W. First Suite 170
Portland, OR 97201

PFC # 10480 Loan # 072194

88 JUL 25 PM 1 44

Larry J. Williams 10480c
4637 Douglas Street
Klamath Falls, OR 97601 286 176

Patsy J. Williams 10480c
4637 Douglas Street
Klamath Falls, OR 97601 286 177

Donald Gene Lingren 10480c
4637 Douglas Street
Klamath Falls, OR 97601 286 178

Pauline Ann Lingren 10480c
4637 Douglas Street
Klamath Falls, OR 97601 286 179

Roland R. Luttrell 10480c
Rt. 3, Box 265
Klamath Falls, OR 97601 286 180

Elda I. Luttrell 10480c
Rt. 3, Box 265
Klamath Falls, OR 97601 286 181

Kenneth R. Ostrom 10480c
1200 McClellan Dr.
Klamath Falls, OR 97601 286 182

Nancy S. Ostrom 10480c
1200 McClellan Dr.
Klamath Falls, OR 97601 286 183

Klamath Basin Collection
Service, Inc. 10480
131 S. 6th St.
Klamath Falls, OR 97601 286 184

Klamath Basin Collection
Service, Inc. 10480c
r/a L.D. Jones
1143 Pine Street
Klamath Falls, OR 97601 286 185

Carter-Jones Collection
Service, Inc. 10480c
1143 Pine Street
Klamath Falls, OR 97601 286 186

Carter-Jones Collection
Service, Inc. 10480c
r/a Leonard D. Jones
1143 Pine Street
Klamath Falls, OR 97601 286 187

Tradex, Inc. 10480c
1732 NW Quimby
Portland, OR 97209 286 188

Tradex, Inc. 10480c
r/a Darrell R. Jewett
Rt. 1, Box 294C
Banks, OR 97106 286 189

District Director 10480c
Internal Revenue Service
Special Procedures Section
PO Box 3550
Portland, OR 97208 286 190
Attn: Chief, Special Procedures

Trustee's Notice of Sale

11820

A default has occurred under the terms of a Trust Deed executed by
Larry J. Williams and Patsy J. Williams

to Klamath County Title Co.

dated August 27

1971, and recorded September 3

Klamath

County, Oregon, in (as)

1971, in the official records of

with Commonwealth, Inc.

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as the original Beneficiary,

covering the following described real property:

The Following described real property situate in Klamath County, Oregon:
Lot 22 in Block 1 of STEWART, according to the official plat thereof on file in

the office of the County Clerk of Klamath County, Oregon.
AKA: 4637 Douglas, Klamath Falls, OR

Peelle Financial Corporation of Washington, Successor Trustee, and the
Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and

recorded a Notice of Default pursuant to ORS 86.735(3). The default for which the foreclosure is
made is the failure of Grantor or Grantor's successor in interest to: make monthly payments of \$145.75
each, commencing with the payment due on October 1, 1987 until January 1, 1988

when payment increases to \$155.24, and continuing each month until this Trust
Deed is reinstated or goes to Trustee's Sale, plus a late charge of 2% on each

installment not paid within 15 days following the due date, and all Trustee's
fees and other costs and expenses associated with this foreclosure, and any further
breach of any term or condition contained in subject Note and Trust Deed.

By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed
immediately due and payable. The sums now due are: \$5,363.14 plus all accrued interest
at the rate of 7% per annum from September 1, 1987 until paid, all accrued late

charges, trustee's fees, foreclosure costs and any sums advanced by the beneficiary
pursuant to the terms of the trust deed, including advances from escrow account of \$128.17.

Notice is Hereby Given that the undersigned Trustee will on August 17, 1988 at the
hour of 11:00 o'clock, (A.M), standard of time established by ORS 187.110, at:

front entrance to 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 above described property which the
Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which
the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the
secured obligations 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 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 the principal as would not then be due had no default
occurred, together with all costs and expenses actually incurred in enforcing the obligation and Trust
Deed, and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice
of Default and any other default under the Trust Deed that may have occurred subsequent to the
recording of 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 last set for the sale.

Dated: March 30, 1988

Peelle Financial Corporation Of Washington

By:

Crystal Coster
Crystal Coster - Foreclosure Officer

Trustee

Peelle Financial Corporation

2525 Southwest First Avenue, Suite 170, Portland, OR 97201

PFC # 10480c

Loan # 072194

OR024 NOS 100287

(503) 228-5950

STATE OF OREGON

PROOF OF SERVICE

11821

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:

Upon PAULINE LINGREN
at 4637 DOUGLAS, KLAMATH FALLS, OREGON
Personal Service Upon Individual(s)
by delivering such true copy to him/her, personally and in person,
on 4-9-, 1988, at 2:22 o'clock P.M.
by delivering such true copy to him/her, personally and in person,
on _____, 19____, at _____ o'clock ____M.

Upon DON LINGREN
at 4637 DOUGLAS, KLAMATH FALLS, OREGON
Substituted Service Upon Individual(s)
by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: PAULINE LINGREN, who is a person over the
age of 14 years and a member of the household of the person served on 4-9-, 1988, at 2:22 o'clock P.M.
by delivering such true copy at his/her dwelling house
on _____, 19____, at _____ o'clock ____M.
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 _____
Office Service Upon Individual(s)
at the office which he/she maintains for the conduct of
business at _____, the person who
by leaving such true copy with _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____M.
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 _____
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____, by
* _____, who is a/the
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, thereot;
* 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.

Dan Lindsey
DAN LINDSEY - PROCESS SERVER

Subscribed and sworn to before me this 9th day of April, 1988

(SEAL)

Norm J. Seiler
Notary Public for Oregon
My commission expires March 31, 1991

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.

11822

COURT N/ANo. 10480STATE OF OREGON }
County of Multnomah } 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 Don LingrenMAILING ADDRESS 4637 DouglasKlamath Falls, ORTYPE OF SERVICE SubstitutedDATE OF MAILING: April 12, 1988by: Cheri Underwood
Cheri Underwood

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the _____

#926 Trustees sale - Williams

PFC#10480

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~successive consecutive week end days~~

(4 insertion s) in the following issue s: _____

June 22, 1988

June 29, 1988

July 6, 1988

July 13, 1988

Total Cost: \$247.52

Sarah L. Parsons

Subscribed and sworn to before me this 13
day of July 1988

Leta Backa
Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF SALE
A default has occurred under the terms of a Trust Deed executed by Larry J. Williams and Patsy J. Williams, as Grantor, to Klamath County Title Co., as Trustee, dated August 27, 1971, and recorded September 3, 1971, in the official records of Klamath County, Oregon, in (as) Vol. 407, page 507, with Commonwealth, Inc. as the original Beneficiary, covering the following described real property:
The following described real property situate in Klamath County, Oregon: Lot 22 in Block 3 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
AKA: 437 Douglas, Klamath Falls, OR.
Peelle Financial Corporation of Washington, Successor Trustee, and the Beneficiary, have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 86.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to make monthly payments of \$145.75 each, commencing with the payment due on October 1, 1987 until January 1, 1988 when payment increases to \$155.24, and continuing each month until this Trust Deed is reinstated or goes to Trustee's Sale, plus a late charge of 2% on each installment not paid within 15 days following the due date, and all Trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition contained in subject Note and Trust Deed.
By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due are: \$5,363.14 plus all accrued interest at the rate of 7% per annum from September 1, 1987 until paid, all accrued late charges, Trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of the Trust Deed, including advances from escrow account of \$128.17.
NOTICE IS HEREBY GIVEN that the undersigned Trustee will on August 17, 1988 at the hour of 11:00 o'clock (AM), standard of time established by ORS 187.110, at front entrance to 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 above described property which the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations 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 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 the principal as would not then be due had no default occurred, together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and attorney's fees, and by curing any other default stated in the Notice of Default and any other default under the Trust Deed that may have occurred subsequent to the recording of 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 set for the sale.
Peelle Financial Corporation of Washington
By: Crystal Coster, Foreclosure Officer
Dated: March 30, 1988
Trustee
Peelle Financial Corporation
2525 Southwest First Avenue
Suite 170, Portland, OR 97201
(503) 226-2950
PFC#10480 - Loan #072194
#924 June 22, 29, July 6, 13, 1988

STATE OF OREGON,
County of Klamath

ss.

Filed for record at request of:

Klamath County Title Co.
on this 25th day of July A.D. 19 88
at 1:44 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 11818
Evelyn Biehn County Clerk
By Candace Muscarella
Deputy.
Fee, \$33.00