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

Page 25089

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

Any and All Occupants at: Rt. 1 Box 134 Bonanza, Oregon 97623
(See attached map)

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 September 21, 1989, 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.

Successor

(Attorney-in-fact) Trustee

Subscribed and sworn to before me this 6th day of September, 1989.

(SEAL)

Notary Public for Oregon. My commission expires: 11/16/91

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
Nelson

Grantor

TO
Farmers Home Administration

Trustee

AFTER RECORDING RETURN TO:
Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97216
Attention: James D. ThompsonSPACE 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.

NAME _____ TITLE _____
By _____ Deputy

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State of Oregon)
)
Klamath County)

ss.

AFFIDAVIT OF NON-OCCUPANCY

I hereby certify that I received a Trustee's Notice of Default and Election to Sell and of Sale on 9-13-89 for the property commonly described as:

OCCUPANT RT 1 BOX 134, BONANZA, OR

I personally inspected the property on 9-16-89 and found it to be unoccupied.

Carl R. Burkhart, Sheriff

By A. L. Mingolet ks
Deputy

Carl R. Burkhart, Sheriff
Klamath County, Oregon

ON-

TRUSTEE'S NOTICE OF SALE

25091

Reference is made to that certain trust deed made by Jeffrey A. Nelson

Farmers Home Administration, U.S.D.A., as grantor, to
 in favor of United States of America, as trustee,
 dated July 19, 1985, recorded July 19, 1985, in the mortgage records of
Klamath County, Oregon, in book/reef/volume No. M85 at page 11459, or
 as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

That portion of Block 26 of BOWNE ADDITION to the Town of Bonanza, lying Southerly
 of the Southerly right of way of State Highway #70, 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 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:

6 payments in the amount of \$472.00 each.
 Real property taxes for the years 1986 through 1989.

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:

Principal : \$45,025.34 All fees, costs and expenses incurred in this foreclosure.
 Interest as of 7/14/89: 2,402.08 Recapture of subsidized interest, if any. All sums ad-
 Daily Accrual : 14.0319 vanced, if any, to protect the property or the bene-
 ficiary's interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 19, 1990,
 at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at
Main entrance of 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 grantor of the said trust deed, together with any interest which the
 grantor or grantor's 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 performance required under the obligation or trust deed, and in addition to paying said sums or tendering the per-
 formance 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 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,
 and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Transamerica Title Insurance Company

DATED September 1, 1989

James D. Thompson
 Successor Trustee

State of Oregon, County of Milwaukie 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.

James C. Casterline

Attorney for said Trustee

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.

SERVE: _____

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 28 day
 of Dec, 1989 at 3:51 o'clock P.M., and duly recorded in Vol. 25089,
 of Mortgages on Page 25089

FEE 18.00

By Bernetha H. Hetch County Clerk