

13273

STATE OF OREGON)
) ss.
County of Klamath)

Court Case No. _____

Sheriff's Case No. 89-3939

I hereby certify that I received on December 1, 1989 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

(XX) TRUSTEE'S NOTICE OF SALE

for service on the within named: OCCUPANT

(X) SERVED HENRY SHIVLEY personally and in person.
at PINE NEEDLE DR., CHILOQUIN, 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
abcde: _____

() 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.

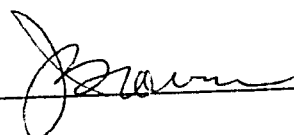
() OTHER METHOD _____

() 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: December 7, 1989 8:36 a.m.

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By  Deputy

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ASPEN 04033575

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JOHN R. WELLS AND MARIE E. WELLS, husband and wife, ASSUMED BY JAMES M. COLLINS and CHARLENE D. COLLINS, husband and wife, grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of FRANK N. WILLET, SR. AND RUTH O. WILLET, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 interest, dated July 7, 1980, recorded July 16, 1980, in the mortgage records of Klamath County, Oregon, in book/return No. M-80 at page 13153, or as by the instrument in and to the record No. XXXXXXXXXXXXXXX (and to which), covering the following described real property situated in said county and state, to-wit: *undivided 1/2 interest and Frank W. Ohlund and Jane A. Ohlund, husband and wife, as to an undivided 1/2 interest.

Lot 9, Block 2, PINE RIDGE ESTATES - UNIT 1, in the County of Klamath, State of 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments of principal and interest and late charges, thereon for July, August, September, October, November and December of 1988, and January, February, March, April, May, June, July, August, September, October, and November of 1989, in the amounts of \$315.00 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$35,434.63 plus interest and late charges, thereon from July 15, 1988, at the rate of NINE AND ONE-HALF (9.5%) PER CENT PER ANNUM until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 9, 19 90, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 600 Main Street.

in the City of Klamath, 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 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 performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance 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 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.

DATED November 21 19 89.

ASPEN TITLE & ESGROW, INC.

BY

Successor	Trustee

State of Oregon, County ofKlarath.....ss: Assistant Secretary

I, the undersigned, certify that I am the attorney ~~XXXXXX~~ for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Assistant Secretary ~~x~~ Attorney for said Trustee

SEIVE:

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 Co. the 6th day
of April A.D., 19 90 at 3:57 o'clock PM., and duly recorded in Vol. M90,
of Mortgages on Page 6410

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline M. Mearns

Return: A.T.C.