

OC

**16593 ASPEN FORECLOSURE NO. 34727**  
**INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT**  
**AND PROOF OF SERVICE**

RECEIVED  
 FEB 16 8 59 AM '99

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

County of Klamath 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

Joel Salasar or  
 Eduwiges Cortez or  
 occupant

3011 Alma Alley  
 Klamath Falls, OR 97601

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 February 23, 1990, 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.

ASPEN TITLE & ESCROW, INC.  
 BY: *[Signature]*  
 (Attorney for) Trustee

Subscribed and sworn to before me this 12 day of February

*[Signature]*  
 Notary Public for Oregon. My commission expires: 7-23-93

(SEAL)

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  
 Joel Salasar  
 Eduwiges Cortez  
 Grantor  
 TO  
 Aspen Title & Escrow, Inc.  
 Trustee

AFTER RECORDING RETURN TO  
 Aspen Title & escrow, Inc.  
 600 Main Street  
 Klamath Falls, OR 97601

SINCE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of

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

1990 JUN 21 PM 3 46

SHERIFF'S RETURN OF SERVICE 12298

STATE OF OREGON )  
COUNTY OF KLAMATH )

COURT CASE NO  
SHERIFF'S CASE NO 90 0602  
DATE RECEIVED FOR SERVICE 2/16/90

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON  
JOEL SALASAR

THE WITHIN:  
TRUSTEE'S NOTICE OF SALE

JOEL SALASAR  
WAS SERVED PERSONALLY AND IN PERSON AT  
3011 ALMA ALLEY KLAMATH FALLS OR 97601  
ON FEBRUARY 20, 1990 AT 7:47 AM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,  
STATE OF OREGON.

CARL R. BURKHART, SHERIFF  
KLAMATH COUNTY, OREGON

BY

  
MOCABEE

ASPEN FORECLOSURE NO. 34737  
TRUSTEE'S NOTICE OF SALE

12299

Reference is made to that certain trust deed made by JOEL SALASAR and EDWINIGES CORTEZ

ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as grantor, to  
in favor of MANUEL VALENCIA and HORTENCIA VALENICA, HUSBAND AND WIFE, as trustee,  
dated March 27, 1989, recorded June 7, 1989, in the mortgage records of  
Klamath County, Oregon, in book/187-110 Volume No. M-89 at page 10078, or  
by the instrument, instrument, receipt for XXXXXXXXXXXXXXXXXXXXXXXXXXXX, covering the following described real  
property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 due for the months of June, July, August, September, October, November, and December of 1989 and January and February of 1990 in the amounts of \$231.60 each; 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:  
\$10,813.07 plus interest and late charges, thereon from August 1, 1989, at the rate of TEN (10%) 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 June 25, 1990, 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 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 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 February 12, 1990

ASPEN TITLE & ESCROW, INC.

BY: [Signature]  
Trustee

State of Oregon, County of Klamath, ss: Assistant Secretary

I, the undersigned, certify that I am the Assistant Secretary 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 REDDDD 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT "A"

A portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of said quarter quarter section at point thereon North 210 feet from the Southwest corner of the land described in deed of Klamath County, Oregon, by U. E. Reeder, E. W. Gowen and Jerry Rajaus, to Earl V. King and Elva C. King, dated July 14, 1954 and recorded in Book 268 at Page 58, Deed Records of Klamath County, Oregon, on said July 14, 1954; thence East 210 feet to a point; thence North 50 feet to a point; thence West 210 feet to the West line of said quarter quarter section; thence South along said West line to the place of beginning.--

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of June A.D. 19 90 at 3:46 o'clock P.M., and duly recorded in Vol. M90  
of Mortgages on Page 12297.

Evelyn Biehn . County Clerk  
By Laurel Mulender

FEE \$23.00