

17326

Vol. 790 Page 13604

IN THE  
COUNTY OFCOURT OF THE STATE OF  
COURT CASE NO.OREGON  
90-1019-Z

52218

TRANSAMERICA FINANCIAL SERVICE  
S )

VS

LAWRENCE R. SABIN AND  
SHEILA V. SABIN )

## AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON )

) SS.

County of KLAMATHI hereby certify that on the 21 day of June, 19 90, at the hour of 1712,  
I served MARILEE & JESSIE SABIN by:MARILEE Personal Service (personally and in person)JESSIE Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the  
within named)

Office Service (by serving the person apparently in charge)

By posting (said residence)

A certified/true copy of:

Summons

Motion

Complaint

Petition

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

XXX Other: TRUSTEE'S NOTICE OF SALE

Together with a copy of

To MARILEE SABIN ,  
CRESCENT ORAt S.W. CORNER S.HWY 97 & RIDNOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate \_\_\_\_\_  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATHI am a competent person over the age of 18, a resident of said State, not a party to nor an officer,  
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,  
firm or corporation served is the identical one named in the action.Subscribed to and sworn to before me this  
3 day of July, 19 90*Lenora L. Mueller*  
LENORA MUELLERCleveland Investigation Company  
(503) 535-8005*Jessie L. Hayden*Papers  
Received From PATRICK G. HUYCKE, ATTY. AT LAW  
710 CARDLEY  
MEDFORD, OR 97504-  
503-772-1977

Remit to: CIC	Service Fee	\$ 20.00
P.O. Box 230	Mileage	\$ 12.50
Talent, OR 97540	Rush/Emergency	\$ 0.00
Date: 07/03/1990	Incorrect Add.	\$ 0.00
CIC File No. 90-018407-0		\$ 0.00
Client No.	Amount Paid	\$ 0.00
	TOTAL DUE	\$ 32.50

TRUSTEE'S NOTICE OF SALE

136C5

Reference is made to that certain trust deed made by Lawrence R. Sabin and Sheila V. Sabin, as grantor, to Aspen Title & Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated January 30, 1989, recorded February 3, 1989, in the mortgage records of Klamath County, Oregon, in book/~~trust deed~~ No. M-89 at page 2170, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A"

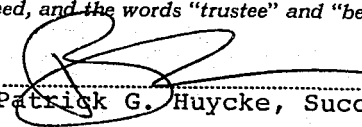
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Failure to pay installments of principal and interest due on the 3rd day of each month in the amount of \$331.00 for the months of August, 1989 through May, 1990, total now due: \$3,310.00; failure to pay delinquent property taxes, paid by beneficiary on January 9, 1990 in the amount of \$536.12.

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: Balance due of \$13,425.54, plus interest thereon at the rate of 15 percent per annum from September 1, 1989 until paid, plus the sum of \$536.12 for delinquent property taxes paid by beneficiary, plus interest thereon at the rate of 15 percent per annum from January 9, 1990 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 22, 1990 at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the steps at the front door 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 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 June 8, 1990

  
Patrick G. Huycke, Successor Trustee

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

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: \_\_\_\_\_

13606

EXHIBIT "A"

Lot 6, Block 2, RIDDLE ACRES, in the County of Klamath, State of Oregon, EXCEPT the West 150 feet.

ALSO INCLUDED: 1964 Pontiac mobile home, Oregon license No. X104765, title No. 8915187815, vehicle identification number PK11098.

ALSO INCLUDED: 1967 Brookwood mobile home, Oregon license No. X131349, title No. 9004058701, vehicle identification number 8541.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Patrick G. Huycke the 10th day  
of July A.D., 19 90 at 1:26 o'clock P. M., and duly recorded in Vol. M90,  
of Mortgages on Page 13604.

FEE \$18.00

EVELYN BIEHN, County Clerk  
By Bernetha D. Hetsch