

ON

17846

TRUSTEE'S NOTICE OF SALE

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Vol. M90 Page 14504

Reference is made to that certain trust deed made by THOMAS PARTRIDGE

Reference is made to that certain trust deed made by _____, as grantor, to
JAY W. WHIPPLE, _____, as trustee,
in favor of G/A INVESTMENT CO. _____, as beneficiary,
dated April 1, 1985, recorded April 1, 1985, in the mortgage records of
Klamath County, Oregon, in book 1661/volume No. M85 at page 4835, of
which said instrument has been filed for record in the office of the County Clerk of said county, to-wit:

All that portion of the SW¹SE¹ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of the Oregon State Secondary Highway designed as Lake O' the Woods Highway No. 270, 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly payments in the sum of \$678.00, commencing with the payment due October 1, 1987, and continue each month thereafter until the trust deed is reinstated or goes to trustee's sale, plus a monthly late charge on each delinquent installment payment, plus costs, fees and expenses associated with this foreclosure.

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: The principal sum of \$44,988.00, with interest thereon at the rate of 18% per annum from September 2, 1987, until paid, plus a monthly late charge on each delinquent installment payments and costs, fees and expenses associated with this foreclosure.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 10, 1990, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the front steps of the Courthouse, 316 Main Street, Salem, Oregon, sell at public

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 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 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 March 13, 1990

Donald W. Green, III, Successor Trustee

State of Oregon, County of _____ ss:

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:

14505

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE

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

STATE OF OREGON

County of Multnomah

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 following persons:

NAME OF PERSON TO BE SERVED

ADDRESS

Thomas Partridge

8228 Elowin Court
Visalia, California 93277

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.

Service should be made by April 12, 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, but it appears that it is possible to effect service upon the above named person, 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.

Subscribed and sworn to before this

19th day of March, 1990.

(Attorney for) Trustee

Eleanor M. Van Benthuysen

Notary Public for Oregon

My commission expires: 11-5-92

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 OF TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from
Thomas Partridge

Grantor

TO

Jay W. Whipple

Trustee

AFTER RECORDING RETURN TO

Donald W. Green, III
610 S. W. Alder, Suite 1200
Portland, Oregon 97205

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1990, at o'clock M., and recorded in book/roll/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

BOOK OF RECORD

14506

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah, SS:

I, H. Andrew Clark

, being first duly sworn, depose, and say and certify that:
At all times hereinafter mentioned 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME	ADDRESS
Thomas Partridge	8228 Elowin Court Visalia, California 93277
John Coangelo	6202 NE Highway 99, Suite 4 Vancouver, Washington 98665
James M. Fox	281 Del Mar Avenue, Apt. No. 1 Costa Mesa, California 92627

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by H. Andrew Clark, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon, on March, 19 90. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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



Subscribed and sworn to before me this 19th day of March, 19 90

Eleanor M. Van Benthuysen
Notary Public for Oregon. My commission expires 11-5-92

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
Publisher's Note: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Thomas Partridge

Grantor

TO

Jay W. Whipple

Trustee

AFTER RECORDING RETURN TO

Donald W. Green, III
610 S. W. Alder, Suite 1200
Portland, Oregon 97205

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

23.00

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 20 day of July, 19 90, at 1:46 o'clock P.M., and recorded in book/reel/volume No. M90 on page 14504 or as fee/file/instrument/microfilm/reception No. 17846 Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn
By Bernetha A. Helbert Deputy
NAME TITLE