

20128

ASPEN 34856 F
SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No. 04034856
Sheriff's Case No. 901703-01
Received for Service 05/14/90

I hereby certify that I received for service on
OCCUPANT(S)

the within:

TRUSTEE'S NOTICE OF SALE

1990 SEP 13 PM 3 48

See attached page if Other Process Served if marked []

CRAIG THOMAS
was served personally and in person at
R08E TWSHP 41 SEC 17 LOT2
KLAMATH FALLS , OR on 05/15/90 at 09:58 hours.

All search and service was made within Klamath County,
State of Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
MUCABEE, NORMAN

Copy To:

ASPEN TITLE & ESCROW, INC
525 MAIN ST
KLAMATH FALLS OR 97601

TRUSTEE'S NOTICE OF SALE

18458

Reference is made to that certain trust deed made by CRAIG A. THOMAS

ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as grantor, to
 in favor of BURKETT M. JOHNSON, as trustee,
 dated September 16, 1988, recorded September 16, 1988, in the mortgage records of
Klamath County, Oregon, in book/~~not a book~~ No. M-88 at page 15292 ~~XXXXXX~~
~~as the instrument, in connection with the following described real property, 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 November, and December of 1989, and January, February, March, April and May of 1990 in the amounts of \$402.90 each; subsequent installments of like amounts; and 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:

\$42,503.31, plus interest and late charges, thereon from October 28, 1989, 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 September 14, 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., 525 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 April 27, 1990ASPEN TITLE & ESCROW, INC.BY: [Signature]

Trustee

State of Oregon, County of Klamath ss: Assistant Secretary

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

[Signature]
 Assistant Secretary ~~XXXXXX~~ 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: _____

PARCEL 1:

The West 1/2 of Government Lot 1 in Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

A parcel of land situated in Government Lot 2, Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at a 5/8 inch iron pin, which is the East 1/16 corner on the South line of Section 17 and is the Southeast corner of Government Lot 2 as shown on the Plat of Survey #3588 filed with the Klamath County Surveyor; thence North 89 degrees 09' 35" West on the South line of said Section, 200.00 feet to a point; thence leaving the South line of said Section, North 02 degrees 24' 28" East a distance of 998.46 feet to a point on the North line of Government Lot 2; thence North 89 degrees 35' 20" East on the North line of Government Lot 2 a distance of 200.17 feet to a 5/8" iron pin at the Northeast corner of said lot; thence South 02 degrees 24' 28" West on the East line of said lot a distance of 1002.84 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day
of Sept. A.D., 19 90 at 3:48 o'clock PM., and duly recorded in Vol. M90
of Mortgages on Page 18457.

FEE \$18.00

Evelyn Biehn - County Clerk

By Pauline Mullendore