

ASPEN 36434

Vol. 91 Page 17034

33739

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached here
STATE OF OREGON

RECEIVED
KLAMATH COUNTY
SHERIFF'S OFFICE
91 MAY -2 AM 11:57

County of Multnomah

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

William E. Taylor

All of Lot 1 and the North 1/2 of Lot 2, in Block 32, ORIGINAL TOWN OF MERRILL, in the County of Klamath and State of Oregon

Mary A. Taylor

All of Lot 1 and the North 1/2 of Lot 2, in Block 32, ORIGINAL TOWN OF MERRILL, in the County of Klamath and State of Oregon
"SAME AS ABOVE"

All and any occupants of:

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 May 9, 1991 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.

TRANSAMERICA TITLE INSURANCE COMPANY

Successor (XXXXXX) Trustee

Subscribed and sworn to before me this 29th day of April, 1991

Notary Public for Oregon. My commission expires: 2/24/93

(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
Taylor

Grantor

TO

Farmers Home Administration

Trustee

SPACE RESERVED
FOR
RECORDER'S USE

AFTER RECORDING RETURN TO
Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97233
Attn: Jim Thompson

STATE OF OREGON,
County of

ss.

I certify that the within instrument was received for record on the day of 1991, 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
By Deputy

SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 911467-01
Received for Service 05/02/91

I hereby certify that I received for service on
WILLIAM E TAYLOR

the within:

TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

WILLIAM E TAYLOR
was served personally and in person at
LINCOLN ST
MERRILL , OR on 05/03/91 at 16:30 hours.

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

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By B. W. Middlebrooks
MIDDLEBROOKS, BILL

Copy to:

TRANSAMERICA TITLE , INSURANCE
12360 EAST BURNSIDE
PORTLAND OR 97216

17036

SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath) Court Case No.
 Sheriff's Case No. 911467-02
 Received for Service 05/02/91

I hereby certify that I received for service on
MARY A TAYLOR

the within:

TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

MARY A TAYLOR
was served personally and in person at
LINCOLN ST
MERRILL , OR on 05/03/91 at 16:30 hours.

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

Carl R. Burkhart, Sheriff
Klamath County, Oregon

By B. W. Middlebrooks
MIDDLEBROOKS, BILL

Copy To:

TRANSAMERICA TITLE , INSURANCE
12360 EAST BURNSIDE
PORTLAND OR 97216

17037

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah, ss:

I, James D. Thompson

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
William E. Taylor	P.O. Box 311, Merrill, Oregon 97633
Mary A. Taylor	P.O. Box 311, Merrill, Oregon 97633
Basin Fertilizer & Chemical Company	Malone Road, South Pacific Railcrossing Merrill, Oregon 97633

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 Jeffrey C. Steffen, 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 August 8, 1991. 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.

TRANSAMERICA TITLE INSURANCE COMPANY

Subscribed and sworn to before me on August 8, 1991

Notary Public for Oregon My commission expires 2/24/93

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Taylor

Grantor

TO

Farmers Home Administration

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97233

Attn: Jim Thompson

DO NOT USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED

STATE OF OREGON, ss.

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

#686

17038

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by William E. Taylor and Mary A. Taylor, as grantor, to husband and wife, as trustee, Farmers Home Administration, USDA, as beneficiary, in favor of United States of America, dated April 21, 1977, recorded April 25, 1977, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. _____ at page _____, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

All of Lot 1 and the North 1/2 of Lot 2, in Block 32, ORIGINAL TOWN OF MERRILL, in the County of Klamath and 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:

7 payments in the amount of \$272.00 each. Real property taxes for the year 1990-91.

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:

Principal	: \$22,301.89	All fees, costs and expenses incurred in this foreclosure. Recapture of subsidized interest, if any.
Interest as of 4/17/91:	284.78	
Daily Accrual	: 4.8881	All sums advanced, if any, to protect the beneficiary's interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 5, 1991, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Main entrance to the Klamath County Courthouse, County of Klamath, State of Oregon, sell at public

in the City of Klamath Falls, 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.

TRANSAMERICA TITLE INSURANCE COMPANY

DATED April 24, 1991

Successor

Trustee

State of Oregon, County of Multnomah, 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.

Jeffrey C. Steffen

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of Aug. A.D. 19 91 at 3:41 o'clock P.M. and duly recorded in Vol. M91 on Page 17034 of Mortgages

Evelyn Biehn County Clerk

By Debra J. Muehlenberg

FEE \$28.00