

09-MM-1106 (0010) NSS

40752

Aspen 37588

INTERSTATE TRUSTEE SERVICES CORPORATION  
 2730 WASHINGTON MUTUAL TOWER  
 1201 THIRD AVENUE  
 SEATTLE WA 98101  
 206 340-2550  
 FAX 206 292-4930

## NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

TO: DOUG ANDERSON  
1827 PORTLAND STREET  
KLAMATH FALLS OR 97601

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith. Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit:  
1827 PORTLAND STREET, KLAMATH FALLS, OR, 97601, to  
GARY HENDERSON, who is a person over the age  
 of fourteen years and a member of your household, on  
OCTOBER 5, 1991; OR

Service was made by leaving a true copy of said Notice of Sale with \_\_\_\_\_, the person who is apparently in charge of the office which you maintain for the conduct of your business at \_\_\_\_\_, on \_\_\_\_\_ o'clock \_\_\_\_\_ m. 19\_\_\_\_, during normal working hours, at to-wit: \_\_\_\_\_

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## AFFIDAVIT OF MAILING

STATE OF Washington, COUNTY OF KING ) ss.

I, Deborah L. Kaufman, being first duly sworn, depose, say and certify that I mailed an original Notice of Substitution or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by Marilee Hakkinen, authorized representative of the Trustee named in said Notice of Sale, to the person(s) and to the address first appearing above.

The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Seattle, Washington, addressed as aforesaid.

Deborah L. Kaufman

Subscribed and sworn to before me this October 11, 1991.

Bette J. Paul  
 Notary Public for Washington  
 My commission expires: 5/2/92

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**TRUSTEE'S NOTICE OF SALE**

Trustee No.: 09-MM-1106

Reference is made to that certain trust deed made by WILLIAM LOGAN SMITH, JR. AND ERMA E. SMITH, HUSBAND AND WIFE, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of MYRTLE A. STEEN AND SHARON A. IRELAND, A/K/A SHARON A. LILYA NOT AS TENANTS IN COMMON BUT WITH THE RIGHT OF SURVIVORSHIP, as beneficiary, dated December 1, 1981, recorded December 17, 1981, in the mortgage records of KLAMATH County, Oregon, in Instrument No. 7518, Book M81, Page 21575, covering the following described real property situated in said county and state, to-wit:

THE WESTERLY 37 1/2 FEET OF LOT 19, BLOCK 29, OF HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS.

The street address or other common designation, if any, of the real property described above is purported to be:

1827 PORTLAND STREET  
KLAMATH FALLS OR 97601

The undersigned Trustee disclaims any liability for any incorrectness of the above street address or other common designation.

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:

Payments:				
5	payments at \$	319.03 each;	\$	1,595.15
0	payments at \$	each;	\$	
( 05-18-91	through 09-26-91	)		
Late Charges:			\$	
Prior accumulated late charges:			\$	
Beneficiary Advances (with interest if applicable)			\$	2,463.39
TOTAL:			\$	4,058.54

ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other obligations as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens, property taxes, and hazard insurance premiums.

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:

UNPAID PRINCIPAL BALANCE OF \$28,501.18, AS OF 04-11-91, PLUS, FROM THAT DATE UNTIL PAID, ACCRUED AND ACCRUING INTEREST AT THE RATE OF 11.000% PER ANNUM, PLUS ANY LATE CHARGES, ESCROW ADVANCES, FORECLOSURE COSTS, TRUSTEE FEES, ATTORNEY FEES, SUMS REQUIRED FOR PROTECTION OF THE PROPERTY AND ADDITIONAL SUMS SECURED BY THE DEED OF TRUST.


WHEREFORE, notice hereby is given that the undersigned trustee will, on February 11, 1992, at the hour of 10:00 A.M., in accord with the standard of time established by ORS 187.110, at MAIN ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 316 MAIN STREET, 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.

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: September 26, 1991

INTERSTATE TRUSTEE SERVICES CORPORATION  
Successor Trustee

BY   
ALETA LAVANDIER, PRESIDENT  
1201 THIRD AVENUE, SUITE 2730  
SEATTLE, WA 98101 (800) 347-2550

STATE OF WASHINGTON

COUNTY OF KING

} ss.  
}

I certify that I am an authorized representative of trustee, and the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Authorized Representative of Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day  
of Feb. A.D., 19 92 at 3:37 o'clock P M., and duly recorded in Vol. M92  
of Mortgages on Page 2589

Evelyn Biehn, County Clerk

By Danese Mullender

FEE \$20.00

Return: ATC