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K-44386  
AFFIDAVIT OF SERVICE

STATE OF OREGON, )  
                          ) ss.  
County of Lane. )

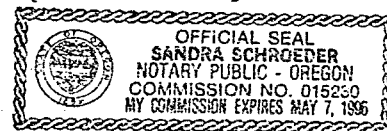
I, DONALD K. RUSSUM, being first duly sworn, depose and say: I am a natural person over the age of 18 years. I am neither an attorney nor a party to this action.

That on the 26th day of August, 1992, I personally served a true copy of the attached Trustee's Notice of Sale on Donald Bailey by personally handing to him a true copy of the same. Donald Bailey was served in Klamath County, Oregon.

Donald K. Russum  
Donald K. Russum

Subscribed and sworn to before me this 28<sup>th</sup> day of August, 1992.

Sandra Schroeder  
Notary Public for Oregon  
My Commission expires:



AFTER RECORDING RETURN TO:  
ALICE M. PLYMELL  
Attorney at Law  
248 Eugene Medical Center  
132 East Broadway  
Eugene, OR 97401

21240

ON

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DONALD BAILEY and MICHAEL L. WRIGHT, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of MARGARET E. WALLACE, as beneficiary, dated June 30, 1991, recorded July 8, 1991, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M91 at page 12917, or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

The East 1/2 Sout 1/2 North 1/2 Southeast 1/4 Northeast 1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian, 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:

\$11,750.00 principal plus accrued interest thereon at the rate of 12% per annum from 1/1/92 until paid; insurance in the amount of \$450.00 and real property taxes and interest in the amount of \$393.00.

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 sum of \$28,000.00 principal plus interest thereon at the rate of 12% per annum from 1/1/92 until paid; insurance in the amount of \$450.00 and real property taxes and interest in the amount of \$393.00.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 26, 1993, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at Main Entrance 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 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 August 26, 1992 Alice M. Plymell  
Alice M. Plymell  
 Successor Trustee  
 Trustee

State of Oregon, County of Lana 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.

Alice M. Plymell  
 Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of September A.D., 1992 at 1:34 o'clock P.M., and duly recorded in Vol. M92 of Mortgages on Page 21239.

FEE \$15.00

Evelyn Biehn  
 By Berntha A. Hetsch County Clerk