

56763

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON       )  
                              ) ss.  
COUNTY OF LANE       )

I, MICHAEL C. AROLA, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing original copies thereof in the United States Mail at Eugene, Oregon, on October 20, 1992:

Bobby C. Holland  
106 Plymouth #26  
Oildale, CA 93308

Valerie L. Holland  
106 Plymouth #26  
Oildale, CA 93308

Wayne Connors  
c/o Donald R. Crane  
635 Main Street  
Klamath Falls, OR 97601

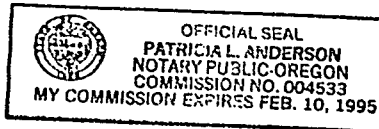
Pam Connors  
c/o Donald R. Crane  
635 Main Street  
Klamath Falls, OR 97601

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

*Michael C. Arola*  
\_\_\_\_\_  
Michael C. Arola

Signed and sworn to before me on October 20, 1992, by  
MICHAEL C. AROLA.

*Patricia L. Anderson*  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 2/10/95



AFFIDAVIT OF MAILING OF NOTICE OF SALE

AFTER RECORDING RETURN TO:

Hershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

# PROOF OF SERVICE

1774

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served the an original of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

## Personal Service

On OCTOBER 23<sup>rd</sup>, 1992, at 11:19 o'clock, AM., I delivered the attached original Trustee's Notice of Sale to NESHA THOMPSON in person, at 611 N. 11<sup>th</sup> ST., KLAMATH FALLS, OR.

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_

## Substitute Service

On OCTOBER 23<sup>rd</sup>, 1992, at 11:19 o'clock, AM., I served the attached Trustee's Notice of Sale on KEITH THOMPSON by delivering a original copy to NESHA THOMPSON, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 611 N. 11<sup>th</sup> ST., KLAMATH FALLS, OR.

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., I served the attached Trustee's Notice of Sale on \_\_\_\_\_ by delivering an original copy to \_\_\_\_\_, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at \_\_\_\_\_

## Office Service

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_

*Mary E. Barry*  
MARY E. BARRY  
NOTARY PUBLIC - OREGON  
My Commission Expires 5-21-94

*Joan E. Harrison*  
Signed and sworn to before me on Oct. 26<sup>th</sup>, 1992, by \_\_\_\_\_

AFTER RECORDING RETURN TO:  
Gershner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_



1775

NOTICE OF SUBSTITUTE SERVICE

TO: Keith Thompson  
611 N. 11th Avenue  
Klamath Falls, OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: October 23, 1992  
at 11:17 a.m.

Person to Whom the Notice  
Was Delivered: Nesha Thompson

MICHAEL C. AROLA  
MICHAEL C. AROLA,  
Substitute Trustee

AFFIDAVIT OF MAILING

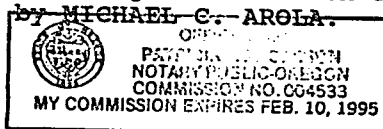
STATE OF OREGON )  
 ) ss.  
COUNTY OF LANE )

I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on October 23, 1992.

Michael C. Arola  
MICHAEL C. AROLA

Signed and sworn to before me this 23rd day of October, 1992,



Patricia L. Arola  
Notary Public for Oregon  
My Commission Expires: 2/10/95

NOTICE OF SUBSTITUTE SERVICE

AFTER RECORDING RETURN TO:  
Marshner, Hunter, et al  
Attn: Carol B. Mart  
P.O. Box 1475  
Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

## 1. PARTIES:

Grantor: BOBBY C. HOLLAND and VALERIE L. HOLLAND, assumed from Wayne Connors and Pam Connors  
 Trustee: TRANSAMERICA TITLE INSURANCE COMPANY  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: U.S. BANCORP MORTGAGE CO., assignee by mesne assignments from Town & Country Mortgage, Inc.

## 2. DESCRIPTION OF PROPERTY: The real property is described as follows:

As described on the attached Exhibit A.

## 3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: January 13, 1984  
 Book M-84, Page 669  
 Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$366 each, due the first of each month, for the months of March through October, 1992; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$24,488.98 plus interest at the rate of 13% per annum from February 1, 1992; plus late charges of \$90.32, less escrow balance of \$44.38.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

## 7. TIME OF SALE.

Date: February 25, 1993  
 Time: 10:00 a.m. as established by ORS 187.110  
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 886-8511.

DATED: October 14, 1992.

/s/ MICHAEL C. AROLA  
 MICHAEL C. AROLA, Successor Trustee  
 HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL  
 P.O. Box 1475  
 Eugene, OR 97440

AFTER RECORDING RETURN TO:  
 Hershner, Hunter, et al  
 Attn: Carol B. Mart  
 P.O. Box 1475  
 Eugene, OR 97440



Exhibit A

1777

The following described real property situate in Klamath County, Oregon:

A portion of Lots 3 and 4, Block 60, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of 11th Street 40 feet Northwest from the most Southerly corner of Lot 4, Block 60, Nichols Addition to the Town of Linkville (now City of Klamath Falls,) Oregon; thence Northeasterly at right angles to 11th Street 130 feet; thence Northwesterly and parallel with 11th Street 40 feet; thence Southwesterly at right angles to 11th Street 130 feet to the Easterly line of 11th Street; thence 40 feet to the place of beginning.

EXCEPTING THEREFROM a strip of land 18 inches wide and 30 feet long conveyed to Lillian B. Schermerhorn (formerly Lillian B. Nye) by deed dated September 13, 1946, recorded September 16, 1946 in Volume 195 page 395, Deed records of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 2 and 3, Block 60 of Nichols Addition to the City of Klamath Falls, Oregon, 40 feet Northwesterly along said line from the Westerly line of Lincoln Street; thence continuing Northwesterly along said line between said Lots 2 and 3, a distance of 18 inches; thence Southwesterly at right angles, to said lot line, a distance of 30 feet; thence Southeasterly parallel to said lot line, 18 inches; thence Northeasterly parallel with Lincoln Street 30 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 25th day  
of Jan. A.D., 19 93 at 1:30 o'clock P M., and duly recorded in Vol. M93  
of Mortgages on Page 1773.

FEE \$30.00

Evelyn Biehn, County Clerk

By Pauline N. Schermerhorn