

64428

K-44982

STATE OF OREGON

PROOF OF SERVICE
KlamathVol. m93 Page 16700

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon Robert Sandmeyer

at 2341 Linda Vista, Klamath Falls, OR, by delivering such true copy to him/her, personally and in person, on March 14, 1993, at 8:20 o'clock P.M.

Upon Marcia Sandmeyer

at 2341 Linda Vista, Klamath Falls, OR, by delivering such true copy to him/her, personally and in person, on March 14, 1993, at 8:20 o'clock P.M.

Substituted Service Upon Individual(s)

Upon _____

or usual place of abode, to-wit: _____, by delivering such true copy at his/her dwelling house to _____

age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Upon _____

or usual place of abode, to-wit: _____, by delivering such true copy at his/her dwelling house to _____

age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____M.

Office Service Upon Individual(s)

Upon _____

business at _____, at the office which he/she maintains for the conduct of _____

by leaving such true copy with _____

is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock ____M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____

(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)

(a) delivering such true copy, personally and in person, to _____, who is a/the _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof;

* Specify registered agent, officer (by title), director, general partner, managing agent.

at _____, on _____, 19____, at _____ o'clock ____M.

Service Upon State of Oregon

Upon the State of Oregon by leaving such true copy with _____

clerk (delete word inapplicable) at the office of the Attorney General on _____, 19____, at _____ o'clock ____M.

Service Upon Public Bodies

Upon _____

(a) serving such true copy, personally and in person on _____, by _____, who is the _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof;

* Specify director, managing agent, clerk, secretary

at _____, on _____, 19____, at _____ o'clock ____M.

FURTHER, if such public body is a county, I served an additional true copy of the Notice of Sale upon _____, who is the district attorney for the county, by _____

(a) delivering such true copy, personally and in person, to said district attorney, OR (b) leaving such true copy with _____, the person who is apparently in charge of the district attorney's office, _____, on _____, 19____, at _____ o'clock ____M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.

Service cannot be made upon _____

I attempted to make service by _____, after reasonable efforts to do so have been made;

George Doumar
Subscribed and sworn to before me this 15 day of March, 1993

GEORGE DOUMAR
NOTARY PUBLIC - OREGON

(SEAL) My Commission Expires 4-3-93

Notary Public for Oregon
My commission expires 4-3-93

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

07-12-93A-11:55 RCVD

TRUSTEE'S NOTICE OF SALE

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor:	Robert Sandmeyer and Marcia Sandmeyer
Trustee:	Klamath County Title Company
Beneficiary:	J.R. Adair
Successor Beneficiary:	Trustee Acceptance Corporation
Date:	September 22, 1981
Recording Date:	September 22, 1981
Recording Reference:	Vol. M-81 of Mortgages on page 16928
County of Recording:	Klamath

The Trust Deed covers the following described real property situated in the County of Klamath, State of Oregon, ("the Property"):

Lot 6, in Block 2 of First Addition to Loma Linda Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Monthly installments of \$730.00 beginning February 1, 1993, plus accrued interest; and real property taxes for the years of 1987/88 through 1992/93, plus interest and penalties. Pursuant to the terms the Trust Deed, Grantor has failed to provide proof of insurance with loss payable to Beneficiary.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

\$75,274.53 together with interest thereon at the rate of 9.75 percent per annum from January 19, 1993, until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

NOTICE

The Trustee will on July 19, 1993, at the hour of 10 o'clock, A.M., at front steps 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 Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

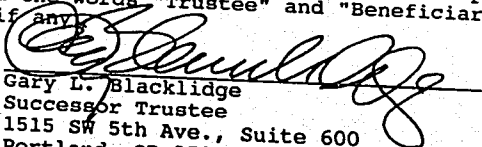
Any person named in ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the Trust Deed reinstated by doing all of the following:

1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);
2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by 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 the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED March 1st, 1993.

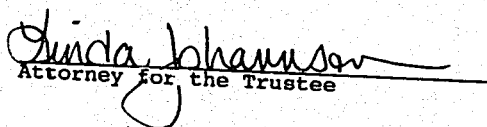

 Gary L. Blackledge
 Successor Trustee
 1515 SW 5th Ave., Suite 600
 Portland, OR 97201
 (503) 295-2668

STATE OF OREGON)

County of Multnomah)

ss.

I, the undersigned, certify that I am one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.


 Linda Johansson
 Attorney for the Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 12th day
 of July A.D. 19 93 at 11:55 o'clock A M., and duly recorded in Vol. M93
 of Mortgages on Page 16700.

FEE \$20.00

Return: Greene & Markley

Evelyn Biehn - County Clerk

By 