RM No. 885—TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series		OPTRIGHT 1989 STEVE	NS.NESS LAW FUBLISHING CO	PORILAND. UR 9/204
67821		Vol. m	193 Page	23107 @
	TRUSTEE'S NOTICE OF SA	W. WARSHAUE	R	
Reference is made to that certain trust de "MOUNTAIN TITLE COMPANY OF KLAMATH favor of				., as grantor, to
MOUNTAIN TITLE COMPANY OF KLAMATH	COUNTY ***	••••••		, as trustee,
1,000 1/	une 14		19.90 in the more	rgage records of
s fee/file/instrument/microfilm/reception No.		dicate which), co	vering the followin	g described real
construction in said county and state, to-w	11:			
ots 16 and 17, Block 5, RIVERVIEW, n the office of the County Clerk C	of Klamath Count	cy, Oregon.	prac chereor o	
lamath County Tax Account #3909-00)5CD-02000 and #	#3909-005CD-0	2100.	
** By Appointment of Successor Tru	istee dated Apr	il 19, 1993,	Neal G. Buchan	an, attorne
at law, was appointed as successor Both the beneficiary and the trustee hav by said trust deed and a notice of default has	been recorded purs	uant to Orcgon		igations secure .735(3); the de
ault for which the foreclosure is made is gran	Drs failule to pay w	(\$212 84)	as well as the	entirety
sf the monthly prymonts due the 1/	th day of Jume.	1992 and Lin	- 1400 00 00 0	uch und cr
month thereafter in the amount or	\$246.09; real p	roperty taxes	s for the accou	ints, tax ye
and in the amounts as follows: SE	F FYHIRII A			
By reason of said default the beneficia	rv has declared all	sums owing on t	he obligation secu	ed by said tru
deed immediately due and payable, said summ 1. principal unpaid balance in th through February 1, 1993 in the su		11.74. LUUPLI	er with unpaid th interest on	the unpaid
at the hour of o'clock,	Interstate Bar	nk Building		
auction to the highest bidder for cash the ir	terest in the said a	escribed real pic	operty which the b	nterest which t
power to convey at the time of the execution grantor or grantor's successors in interest a	cquired after the ex	ecution of said	trust deed, to sati	sfy the foregoi
obligations thereby secured and the costs and	DC 06 753 has the	right at any tim	e prior to five day	s before the da
is further given that any person namea in C last set for the sale, to have this foreclosure	proceeding dismisse	ed and the trust	deed reinstated b	y payment to a
beneficiary of the entire amount then due (other than such por	A herein that is	canable of being c	ared by tender
default occurred) and by curing any other the performance required under the obligation	on or trust deed, and	l in addition to p	aying said sums or	tendering the p
formance necessary to cure the default, by	paying all costs and	capting the amou	ints provided by sa	id ORS 86.753.
and trust deed, together with trustee's and at In construing this notice, the singular	includes the plural,	the word "grant	or" includes any su	ccessor in inter
In construing this notice, the singular to the grantor as well as any other person ow and the words "trustee" and "beneficiary" i	ing an obligation, the	ie performance o ivé successors in	interest, # any.	by said frust de
and the words "trustee" and beneficiary i	Include then respect	1.101	1. 10.0	
DATED	19 93	RAU J	XCMUI	L
DATEDRidy.n.	NEA	L G. BUCHANA	N	
		Successor	Trustee	
State of Oregon, County ofKlamath.	ss:			
T the condenside of continue that I am	The allorney of Old	of the attorneys	for the above nam	ed trustee and
the foregoing is a complete and exact copy	of the original trust	ee's notice of sale	7.	
		Atto	rney for said Trust	
If the foregoing is a copy to be served pursuant to ODS as $740 \approx OPS$ 86 750(1) fill in opposite	SERVE:		rney for said Trust	
If the foregoing is a copy to be served pursuant to ORS 86.740 or ORS 86.750(1), fill in opposite the name and address of party to be served.	SERVE:			
$OPS 86 740 \circ ORS 86.750(1)$, till in opposite	SERVE:			



EXHIBIT A

Account Number	<u>Tax Year</u> <u>Amount Due</u>
R534005	1990-91\$ 161.39 + interest1991-92196.96 + interest1992-93191.18 + interest
R534014	1990-91161.22 + interest1991-92196.79 + interest1992-93191.01 + interest

and failure to maintain fire and other hazard insurance on the premises as required by paragraph 4 of the Trust Deed.

2. (continued):

Account Number	<u>Tax Year</u>	<u>Amount Due</u>
R534005	1990-91 1991-92 1992-93	<pre>\$ 161.39 + interest 196.96 + interest 191.18 + interest</pre>
R534014	1990-91 1991-92 1992-93	161.22 + interest 196.79 + interest 191.01 + interest

3. All costs and expenses actually incurred in enforcing the obligation of the Trust Deed, together with trustee's and attorney's fees as provided by paragraph 13 of the Trust Deed.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss: 7 .

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE-Oregon Trust Deed Series.

Neal G. Buchanan 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

Daul W Warshauer

FORM No. 1140.

NE

ADDRESS

COPYRIGHT 1980 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 9720

23169

raut w. walshauer	8919 Shady Pine Road
William G. Keller	Klamath Falls, Oregon 97601 c/o Douglas Osborne, Attorney at law
Kent Pederson, Registered Agent	439 Pine Street Klamath Falls, Oregon 97601
Carter-Jones Collection Service, Inc.	1143 Pine Street Klamath Falls, Oregon 97601
SEE EXHIBIT A	

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..... Neal G. Buchanan , 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 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.

BUCHANAN

autras Calune Oregon My commission expires Notary MARSHA COBINE

NOTARY PUBLIC - OREGON COMMISSION NO. 010787 MY COMMISSION EXPIRES NOV. 07, 1995

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE		STATE OF OREGON, County of	
RE: Trust Deed from Paul W. Warshauer		I certify that the within instrument was received for record on the	
Grantor Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at Taw, successor) Trustee	(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUN. TIES WHERE USED.)	at	
AFTER RECORDING RETURN TO		County affixed.	
Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601		NAME TITCE By Deputy	

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date. PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing alfidavit.



EXHIBIT A

Continued:

Name and Last Known Address Rosen, Wachtell and Gilbert, P.C. c/o Jon H. Paauwe 201 Main Street, Suite 3C Medford, Oregon 97501

Occupant 1845 Grape Street Klamath Falls, Oregon 97601

Occupant 1847 Grape Street Klamath Falls, Oregon 97601

Occupant 1905 Grape Street Klamath Falls, Oregon 97601 INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE 23111

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

55.

STATE OF OREGON

County of Klamath

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.

oc

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 following persons: ADDRESS NAME OF PERSON TO BE SERVED

Tenant or Party in Possession

1845 Grape Street Klamath Falls, Oregon 97601

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.

for the sale in the attached notice. If you have not made service by that date, but it appears that it is possible to effect service upon the above named person, persist in making service until it has been accomplished.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes cor-

poration and any other legal or commercial entity.

XUI MIMM (Attorney for) Trustee

OFFICIAL SEAL MARSHA COBINE NOTARY PUELIC . OREGON COMMISSION 110. 020787 MY COMMISSION EXPIRES NOV. 07, 1995

Marsha Culun. Notary Public for Oregon My commission expires _____7__95

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing allidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE	STATE OF OREGON, County of	-
RE: Trust Deed from Paul W. Warshauer Grantor	ment was received for record on the day of	e ., đ m
Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at law, successor <i>Trustee</i>	Witness my hand and seal o	,
AFTER RECORDING RETURN TO Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601	County affixed.	

	SERVICE	23112
TATE OF ORCHON, County of KLam I hereby certify and swear that at all times herein mentioned a resident of the state wherein the service hereinatter set forth	vas made. that I am not the be	neticiary of trustee named in the
The a resident of the state while the solution for the successor of ginal trustee's Notice of Sale attached hereto, nor the successor of eneliciary or trustee, or successor of either, corporate or otherwise. I made service of the attached original Trustee's Notice of Sale slow, by delivering true copies of said Notice of Sale certilied to be s	upon the individuals and other	legal entities to be served, named
Devee all Constant In	an Individualia	and the second state of th
Upon Fay Feight Bon I 18 45 Grape KLamatz Falls	06.976, 6n 5-16	, 19 93, at S. 30 o'clock P.M.
Upon Fay Faguson, E	by delivering such true copy to h	im/her, personally and in person,
Substituted Service U		
Upon		
r usual place of abode, to-wit:		who is a person over the
te of 14 years and a member of the household of the person served of	סח	, 19, at
Upon	, by delivering such tru	ue copy at his/her dwelling house
r usual place of abode, to-wit:		
o	on	, who is a person over the
ge of 14 years and a member of the household of the person served (Office Service Up		
Upon	, at the office which h	
usinoss at		
y leaving such true copy with		the person who
s apparently in charge, on, duri Service on Corporations, Limited Partnerships or Unincorpor	ated Associations Subject to Suit Unde	r a Common Name
WANT OF CORPORATION LIMITED RAPTHERESUR FTC \		, Бу
(a) delivering such true copy, personally and in person, to		who is a/the
(b) leaving such true copy with	, the person	who is apparently in charge of the
office of	who is althe *	thereof
Specify registered agent, officer (by title), director, gener	al partner, managing agent.	
Upon the State of Oregon by leaving such true copy with	n de la segura de la segura de la com	, a deputy
clerk (delete word inapplicable) at the office of the Attorney General	on Public Bodies	., 19, ato'clockM
Upon		, Бу
(a) serving such true copy, personally and in person on		, who is the
*, thereol, OR		
(b) leaving such true copy with	, the person	who is apparently in charge of the
office of		(1) A start for the first start s
af	, on	, 19, at
FURTHER, if such public body is a county, I served an additional		upon
, who is the district attorney for the (a) delivering such true copy, personally and in person,		(b) leaving such true copy with
(a) benvering such the copy, possibility and in person,		
af		
EACH OF THE PERSONS, FIRMS AND CORPORATIO CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIO	NS SERVED BY ME IS THE	IDENTICAL PERSON, FIRM O
Service cannot be made upon		
I attempted to make service by		
	P 1	1_ 7/
CARD OFFICIAL SEAL (74)	AUGUS IN	Carlos
Subscribed and sworn to DEFICIA SEAL 1. 2th day of M.	19 (J.	
COMMISSION NO. 010787	Marcha Cal	une
MY COMMISSION EXPIRES NOV. 07, 1995	Notary Public for Oregon My commission expiress	7-95
(SEAL)		
(SEAL) PUBLISHER'S NOTE: ORS 86.740[2] requires that the Notice of Sale be served		s is served pursuant to Oregon Rules

FORM No. 1171-AFFIDAVIT RE SERVICE PER ORS 86.740-Oregon Trust Deed Series.

A NE COMPANY AND A STREET AND A DATA AND A

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

County of Klamath

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 following persons: NAME OF PERSON TO BE SERVED ADDRESS

Tenant or Party in Possession

OFFICIAL SEAL MARSHA COSINE

NOTARY PUBLIC - OREGON COMMISSION NO. 010737 MY COMMISSION EXPIRES NOV.07, 1995 1847 Grape Street Klamath Falls, Oregon 97601

PORTLAND, ORE, 97204

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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

5110 hanan

(Attorney lor) Trustee

Marchell Calling Notary Public for Oregon My commission expires 11-7-95

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing allidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE		STATE OF OREGON, County of
RE: Trust Deed from Paul W. Warshauer		Neertify that the within instru- ment was received for record on the
Grantor TO Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at law, successor <i>Trustee</i>	SPACE RESERVED For Recorder's USE	at
AFTER RECORDING RETURN TO Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601		Witness my hand and seal of County affixed. NAME TITLE By

	(A)
TATE OF OF OF County	PROOF OF SERVICE
I hereby certily and swear that at this and a resident of the state wherein the service here ising truster's Notice of Sale attached hereto, t	einalter set lorth was made; that I am not the beneliciary or trustee named in the einalter set lorth was made; that I am not the beneliciary or trustee named in the nor the successor of either, nor an officer, director, employee of or attorney for the
I made service of the attached original Trust	tee's Notice of Sale upon the individuals and other legal entities to be served, hamed
Upon Cecil R. Mer	Personal Service Upon Individual(s) $\overline{1000}$, by delivering such true copy to him/her, personally and in person, 2/150(2,9760), on $5-16$, 1993 , at $53/0$ clock CM .
	by delivering such true copy to him/her, personally and in person, , on, 19, at
Upon	Substituted Service Upon incluiquality by delivering such true copy at his/her dwelling house
r usual place of abode, to-wit:	, who is a person over the
	the person served on
Upon	by delivering such true copy at instant unching mount
or usual place of abode, to-wit:	, who is a person over the
to	the person served on
	Office Service Upon Individualisi
Upon	, di 110 Unico #1101 117 113
	the personal statement of the person of the
	10 during normal working nours, at 10-with mining of the
	nerships or Unincorporated Associations Subject to Suit Under a Common Name
Upon	ship, etc.)
	ship, etc.) y and in person, to
	the person who is apparently in charge of the
office of	tital director general partner, managing agent.
to case devices of a case of the second side of the former task. ■	, on, 13, u
	Service Upon State of Oregon a true copy with, a deputy 19
· · · · · · · · · · · · · · · · · · ·	ha Afforney General on
clerk (delete word mappicable) at the chief of the	Service Upon Public Bodies
Upon	Service Open Fubic Dourse
(a) serving such true copy, personally	and in person on, who is a
*	, thereof, OR
	the person who is apparently in charge of
office of	,,,who is a/the *
 Specify director, managing agent, c 	cierk, seciently
FURTUER if such public hody is a county. I	served an additional true copy of the Notice of Suit aportation
(a) delivering such true copy, persor	nally and in person, to said district attorney, OK (D) leaving such this copy
******	on
EACH OF THE PERSONS, FIRMS A	SE'S INSTRUCTIONS TO ME IN CONNECTION HEREWITH.
a to make the mode upon	After reasonable enorts to be there enorts
I attempted to make service by	
I attempted to make service by	2
I attempted to make service by	2
I attempted to make service by	12th day of May 19.93
I attempted to make service by	12th day of May 19.93
I attempted to make service by	

FORM No. 1171-AFFIDAVIT RE SERVICE PER ORS 86.740-Oregon Trust Deed Series.

and a second second

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

SS.

STATE OF OREGON

OC.

County ofKlamath

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 following persons: NAME OF PERSON TO BE SERVED ADDRESS

Tenant or Party in Possession

OFFICIAL SEAL MARSHA COBINE NOTARY FUBLIC - OREGON

COMMISSION NO. 010787

MY COMMISSION EXPIRES NOV. 07, 1995

1905 Grape Street Klamath Falls, Oregon 97601

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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

(Attorney for) Trustee

Marcha Cabine Notary Public for Oregon

My commission expires <u>11-795</u>

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing attidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE		STATE OF OREGON, County of
RE: Trust Deed from Paul W. Warshauer		I certify that the within instru- ment was received for record on the
Grantor	na galati potra entra più passariliti Na stato na stato di potra da angleti Na stato na stato di potra da angleti	at
Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at law, successor <i>Trustee</i>	SPACE REBERVED For Recorder's Use	in book/reel/volume Noon pageor as tee/tile/instrument/ microfilm/reception No, Record of Mortgages of said County.
AFTER RECORDING RETURN TO Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601		Witness my hand and seal of County affixed.

Or	PROOF OF SERVICE	23116
STATE OF	CSON, County of KLAMATA) ss.	
nd a resident of the riginal trustee's N	tily and swear that at all times herein mentioned I was and now am a comp te state wherein the service hereinalter set forth was made; that I am not th otice of Sale attached hereto, nor the successor of either, nor an officer, dire se, or successor of either, corporate or otherwise.	a hanafinings on founds
I made servio	e of the attached original Trustee's Notice of Sale upon the individuals and on true copies of said Notice of Sale certified to be such by the attorney for the t	ther legal entities to be served, named trustee or successor trustee, as follows:
Upon	Personal Service Upon Individual(s) by delivoring such true copy	to him/has managements and in
t	, on	
t	, by delivering such true copy	••
O,	on Barrow Substituted Service Upon Individual(s) by delivering succ	
Upon	bode, to-wit: 1905 Grape ST. Klamatz Falls	h true copy at his/her dwelling house
. Kathy	bode, to-wit: 1905 Grape ST. Klam TZ, Falls Me 1T0n a member of the household of the person served on $5-16$, who is a person over the
ge of 14 years and Upon	a member of the household of the person served on	, 1973, at 8.340'clock P.M.
or usual place of a	bode, to-wit:	
0		who is a person over the
	a member of the household of the person served on Office Service Upon Individual(s)	
Upon	Office Service Upon Individual(s) , at the office whic	ch he/she maintains for the conduct of
y leaving such true	s copy with	the person who
s apparently in chi Serv	arge, on, 19, during normal working hours, at rice on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit L	to-wit:o'clock,M. Jnder a Common Name
Upon		by
(a) delive	ering such true copy, personally and in person, to	who is a/the
(b) leavin	ng such true copy with, the per-	son who is apparently in charge of the
office	of,who is a/the * ify registered agent, officer (by title), director, general partner, managing agent.	thereof;
t	on	
	Service Upon State of Oregon	승규가 가장 가장 문제가 가져졌다.
Upon the Sti lerk (delete word i	ate of Oregon by leaving such true copy with napplicable) at the office of the Attorney General on	, a deputy/
	Service Upon Public Bodies	
(a) servi	ng such true copy, personally and in person on	who is the
*	, thereof, OR	
(b) leavi	ng such true copy with, the per-	son who is apparently in charge of the
office * Spec	of,who is a/the * ify director, managing agent, clerk, secretary	thereoi;
£	a public body is a county, I served an additional true copy of the Notice of S	, 19, at
•••••••••••••••••••••••••••••••••••••••	who is the district attorney for the county, by	
(a) delive	ering such true copy, personally and in person, to said district attorney, C , the person who is apparently in c	OR (b) leaving such true copy with charge of the district attorney's office.
it	, on	
ORPORATION A	THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS TH NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION	ON HEREWITH.
Service cann	ot be made upon, after reasona	ble efforts to do so have been made:
attempted to mal	te service by	
	Arm P	1-11.
Subacribed A	High Follow The low me the 12th day of Aray 1993	
NOTA:	N FUBLIC - CREGON	Chins of
COMM	Notary Public for Oregon	-17-05
	My commission expiress	<u>1- (- 1 Y</u>
	RS 86.740(2) requires that the Natice of Sale be served in the manner in which a summ 2) and 7 D. (3). The Proof of Service above contains most, but nat all , of the methods ice upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete	of service. For example, this form does not e service methods on particular parties.
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INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

Klamath County of

OC.

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 following persons: ADDRESS NAME OF PERSON TO BE SERVED

Tenant or Party in Possession

OFFICIAL SEAL MARSHA COBINE NOTARY FUBLIC - UREGON COMMISSION NO. 010707 MY COMMISSION EXPIRES NOV. 07, 1995

1847 Grape Street Klamath Falls, Oregon 97601

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.

for the sale in the attached notice. If you have not made service by that date, but it appears that it is possible to effect service upon the above named person, 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.

DUR 10010 m

(Attorney tor) Trustee

Marsha Coline Notary Public for Oregon

PUBLISHZE'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing allidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE		STATE OF OREGON, County of
RE: Trust Deed from Paul W. Warshauer		ment was received for record on the
Grantor TO Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at law, successor <i>Trustee</i>	SPACE RESERVED For Recorder's USE	at
AFTER RECORDING RETURN TO Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601		County atlixed.

	PROOF OF SERVICE	23118
ATE OF Oregon, Count	KLamany In	ADTTO
I hereby certify and swear that at all time a resident of the state wherein the service here inal trustee's Notice of Sale attached hereto, i licitum es trustee or suscease of either corpora-	s herein mentioned I was and now am a co einatter set forth was made; that I am not nor the successor of either, nor an ollicer, c	the beneficiary or trustee named in the director, employee of or actorney for the
I made service of the attached original Trust w. by delivering true copies of said Notice of Sa	ee's Natice of Sale upon the individuals and ale certified to be such by the attorney for the second second second second second second second second second	he trustee or successor trustee, as follows
Upon Kathy MelTon 1847 Grape ST Klamath	, by delivering such true con For115 06 97601, on	py to him/her, personally and in person 54.6., 1993, at \$.33. o'clock C.N
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	Substituted Service Upon Individual(s)	
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usual place of abode, to-wit:		• •
of 14 years and a member of the household of	the person served on	
Upon	, by delivering	such true copy at his/her dwelling hour
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apparently in charge, on Service on Corporations, Limited Partn	, 19, during normal working hours, erships or Unincorporated Associations Subject to S	uit Under a Common Name
WANT OF COROOPATION A WITED BARTNERS	WIP FTC)	
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(b) leaving such true copy with	, the	person who is apparently in charge of
 Specify registered great officer (by 	,who is a/the * title), director, general partner, managing agent. , on	
	Service Upon State of Oregon true copy with	
Upon the State of Oregon by leaving such ork (delete word inapplicable) at the office of the	true copy with	19 at o'clock
	Service Upon Public Bodies	
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EACH OF THE PERSONS, FIRMS AN	D CORPORATIONS SERVED BY ME IS	S THE IDENTICAL PERSON, FIRM
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attempted to make service by		
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OFFICIAL SEAL	Un day of M24- , 19	9.3.
NOTARY PUBLIC - CREGON COMMISSION NO. 010787 MY COMMISSION EXPIRES NOV.07, 1995	Notary Public for Oregon	
SEA.) UBLISHER'S NOTE: ORS 86.740(2) requires that the N	My commission expiress	· · · · · · · · · · · · · · · · · · ·
UBLISHER'S NOTE: ORS 86.740(2) requires that the N ivil Procedure 7 D, (2) and 7 D. (3). The Proof of Ser nclude proof of service upon a minor or incapacitate	vice above contains most, but not all, of the met	hods of service. For example, this form doe

FORM No. 1171-AFFIDAVIT RE SERVICE PER ORS \$6.740-Oregon Trust Deed Series

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE PURSUANT TO ORS 86.740 AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:

STATE OF OREGON

County of Klamath

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 following persons: NAME OF PERSON TO BE SERVED ADDRESS

Tenant or Party in Possession

OFFICIAL SEAL MARSHA COBINE NOTARY FUBLIC- OREGON COMMISSION NO. 010787 MY COMMISSION EXPIRES NOV.07, 1995 1905 Grape Street Klamath Falls, Oregon 97601

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.

As used herein, the singular includes the plural, trustee includes/successor trustee, and person includes corporation and any other legal or commercial entity.

ZU 1/ 1/ MUN

(Attorney for) Trustee

Marsha Cakine Notary Public for Oregon My commission expires <u>11-17-95</u>

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing attidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE OF TRUSTEE'S NOTICE OF SALE	STATE OF OREGON, County of
RE: Trust Deed from Paul W. Warshauer	I certify that the within instru- ment was received for record on the
Grantor TO Mountain Title Company of Klamath County (Neal G. Buchanan, attorney at law, successorTrustee	at
AFTER RECORDING RETURN TO Neal G. Buchanan 601 Main Street, Suite 215 Klamath Falls, Oregon 97601	Witness my hand and seal of County affixed.

AEPGAA	PROOF OF SERVICE	2 24 00 \$
TATE OF 06 C90 , Course I have be that at all the	nty of KLamgTh)s	~31%U
nd a resident of the state wherein the service h triginal trustee's Notice of Sale attached hereto eneficiary or trustee, or successor of either, corr I made service of the attached original Tru elow, by delivering true copies of said Notice of	interimination and the second state of the successor of either, nor an officer, of successor of either, nor an officer, of sorate or otherwise. Istee's Notice of Sale upon the individuals and Sale certilied to be such by the attorney for the successor.	impetent person 18 years of age or older the beneticiary or trustee named in the director, employee of or attorney for the d other legal entities to be served, named be trustee or success devices.
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office of * Specify director, managing agent, clea	Who is althe t	
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URTHER, il such public body is a county, I sor	rved an additional true copy of the Notice of	Sale upon
, who is the district	t attorney for the county, by	
(a) delivering such true copy, personal	ly 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
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DRPORATION NAMED IN THE TRUSTEE	CORPORATIONS SERVED BY ME IS T	HE IDENTICAL PERSON, FIRM OR
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COMMISSION NO. 010787	1) aluna (al	unc
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BUSUERIS MOTE ORS OF THOMAS	ce of Sale be served in the manner in which a sur	
il Procedure 7 D. (2) and 7 D. (3). The Proof of Servic Jude proof of service upon a minor or incapacitated t	ce of sole be served in the manner in which a com	mons is served nursuant to Occase P 1



SS122 Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I. Sarah Parsons, Office Manager, being first duly sworn, depose and say that I am the principal clerk of the publisher of the Herald and News

a newspaper of general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that the ____

LEGAL #5616

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for _____

FOUR

4	insertions)	in the	following	issues:
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JULY 13, 20, 17, 1993

AUGUST 3, 1993

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MY CONTRACTOR CALL	-S 14.28, 28, 1936	Ŋ

TRUSTEE'S NOTICE OF

Reference? Is made to that certain trust/deed made by PAUL W. WARSHAUER, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY***, as trus tee, in favor of DANIEL LEE EDDY, as beneficiary, dated June 14, 1990, recorded June 14, 1990, th the mortgage records of Klamath County, Oregon, in volume No. M90 at page 11673, or as instrument No. 16247, covering the following de-scrived real property situated in said county and state, to wit: Lots 16 and 17, Block 5, RIV-

ERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Ac-count #3909-005CD-0200 and #3909-005CD-02100. ind

*** Ey Apppointment of Successor Trustee dated April 19, 1993, Neal G. Buchanan, attorney at law,

was appointed as successor trustee. Both the beneficiary and the trustee, have elected to sell the said real property to satisfy the ob-ligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Re-vised Statutes 86.735(3); the de-fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

A portion of the monthly pay-ment due May 14, 1992 (\$212.84), as well as the entirety of the monthly payments due the 14th day of June, 1992 and the 14th day of each and every month thereafter in the amount of \$246,09; real property taxes for the accounts, tax years, and in the amounts as follows;

Exhibit A:

ACCOUNT NUMBER soonayaa. Taalahaa TAX YEAR 아주머니 나는 1990-1991 1991-1992 1992-1993 AMOUNT DUE \$161.39 + Interest \$196.96 + Interest \$191.18+ interest ACCOUNT NUMBER R534014 TAX YEAR 1991-1992 1992-1993 AMOUNT DUE \$161.22+ interest \$196.79+ interest \$196.79 + interest \$191.01 + interest

and failure to maintain fire and other hazard insurance on the premises as required by paragraph 4 of the Trust Deed.

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ACCOUNT NUMBER R534014

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AMOUNT DUE \$161.22+ Interest \$196.79+ Interest \$191.01 + interest.

3. All costs and expenses actually Incurred in enforcing the obligation of the Trust Deed, together with trustee's and attorney's fees as provided by paragraph 13 of the Trust Deed.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said frust deed immediately due and payable, said sums being the following, to-wit:

1. principal unpaid balance in the sum of \$24,914.24, together with unpaid interest through February 1, 1993 in the sum of \$1,760.18; together with interest on the unpaid balance at the rate of 10% per annum from February 1, 1993 until paid. 2. Unpaid real property taxes for the accounts, tax years, and in the amounts as follows:

See Exhibit A above.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 16, 1993, trustee will on september 16, 1993, at the hour of 1:00 o'clock, PM, in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215, First Inter-state Bank Building In the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction tot he 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 interet acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and

CONTINUED ON REVERSE SIDE

23121

the costs and expenses of sale in cluding a reasonable charge by the trustee. Notice 15 further, given that can't person hamed in ORS \$6,753 has the right at any time prior to live days before the date is stated of the sale, to have this foreclosure proceeding dismissed and the frust 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 ne default occured) and by curing any other default complained of her pible of being cured by rendering the performance required under the obligation or frust deed, and in addition to paying said sums or ten default occure the default by paying all costs and attorney's fees not exceeding the amounts provided by said ORS 86,73.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at	request of		Neal G. Buchanan		
of <u>Sept</u> .	A.D. 19 93	at 3.11	_ o'clock P M., and	the9t	th day
	of		- o clock <u>P</u> M., and	duly recorded in Vol.	M93
	UI	Mortgage	s on Page	23107	· · · · · · · · · · · · · · · · · · ·
FEE \$85.00			Evelyn Biehn	County Clerk	
FEE \$05.00			By Qaul	Mulind	
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