

NE

90768

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT
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 Multnomah) ss.

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 occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
(If unknown, so state)

PROPERTY ADDRESS

Any and all occupants of:

3050 Clearbrook, Malin, Oregon 97632

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by July 21, 1994, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, 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.

TRANSAMERICA TITLE INSURANCE COMPANY

Successor

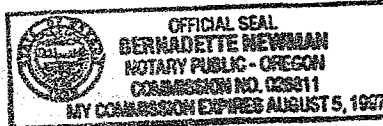
Trustee

Subscribed and sworn to before me this 13th day of July, 1994.

Bernadette Newman

Notary Public for Oregon. My commission expires:

8-5-97



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

TRUSTEE'S INSTRUCTIONS AND PROOF OF
SERVICE UPON OCCUPANT OF TRUSTEE'S
NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
Bosenko

Grantor

TO

Farmers Home Administration

Trustee

AFTER RECORDING, RETURN TO
Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97233
Attn: S. Myers #844

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of)

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____.
Record of Mortgages of said County.
Witness my hand and seal of County attixed.

NAME

TITLE

By _____ Deputy

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 94-02318

Received for Service 07/18/94

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 07/19/94, after personal inspection, I
found the following described real property to be unoccupied:

3050 CLEARBROOK
MALIN

, Oregon.

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By Rebecca Dailey
DAILEY, REBECCA

Copy to:

INSURANCE TRANSAMERICA TITLE
12360 EAST BURNSIDE
PORTLAND

B1601
OR 97216

34434

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah, ss:

I, James D. Thompson, 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	ADDRESS
Debra Ann Paris	6610 Central Ave., North Richland Hills, Texas 76180
Sheila Rae Holyoak	278 N. 2370W, Provo, Utah 84601
Kathy Michele Brown	2897 W. Sesame Cr., Salt Lake City, Utah 84118
State of Oregon Dept. of Revenue	Revenue Bldg., 955 Center St., N.E., Salem, Oregon 97310 RE: Senior Citizens Defferal

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 _____, 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 States post office at _____ Portland, Oregon, on _____ July 18, 1994. With respect to each 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.

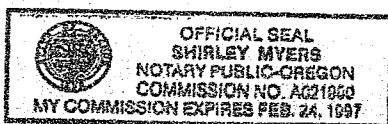
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

TRANSAMERICA TITLE INSURANCE COMPANY

Successor Trustee

Subscribed and sworn to before me on _____ July 18, 1994.

Notary Public for Oregon. My commission expires _____

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Rosenko

Grantor

TO

Farmers Home Administration

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97233
Attn: S. Myers #844

DO NOT USE THIS
SPACE RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

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 affidavit.

34435

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by William Bosenko

as grantor, to Farmers Home Administration, U.S.D.A., as trustee, in favor of United States of America, as beneficiary, dated April 12, 1988, recorded April 12, 1988, in the mortgage records of Klamath County, Oregon, in book/real/volume No. M88 at page 5523, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 5 in Block 2 of Tract 1137, Meadowglenn Subdivision, according to the official plat thereof on file in the office of the County Clerk, 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:

8 payments in the amount of \$353.00 each.

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:

Principal	: \$40,463.52	All fees, costs and expenses incurred in this
Interest as of 6/29/94:	2,562.57	foreclosure. Recapture of subsidized interest,
Daily Accrual	: 9.9773	if any. All sums advanced, if any to protect the
		property or the beneficiary's interest therein.


WHEREFORE, notice hereby is given that the undersigned trustee will on November 18, 1994, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at the front of the Klamath County Courthouse Annex, 305 Main St.

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 July 11, 1994

TRANSAMERICA TITLE INSURANCE COMPANY


Successor Trustee

State of Oregon, County of _____ ss:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 7th day of Nov A.D., 19 94 at 3:31 o'clock P M., and duly recorded in Vol. M94 of Mortgages on Page 34432

FEE \$25.00

Evelyn Biehn County Clerk

By Maureen Mullendor