

17895

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

Vol 1996 Page 13719

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto: STATE OF OREGON, County of Klamath ) 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

JERRY LEE GREELEY &  
MARIAN ANN GREELEY

31715 MISSION STREET  
BONANZA, OREGON 97623

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 DECEMBER 29, 1995, 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.

Subscribed and sworn to before me this 18TH day of DECEMBER, 1995.

Notary Public for Oregon, My commission expires: 12-19-96

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

ASPEN TITLE & ESCROW, INC.

By: [Signature]



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 81.750(1))

RE: Trust Deed from

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

ASPEN TITLE & ESCROW, INC  
ATTN: FORECLOSURE DEPARTMENT

SPACE RESERVED FOR RECORDER'S USE

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

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

13720

State of Oregon )  
County of Klamath )

Court Case No. 04044118 ASPEN  
Sheriff's Case No. 95-03941

Received for Service 12/18/95

I hereby certify that I received for service on  
GREELEY, JERRY LEE  
the within:

TRUSTEE'S NOTICE OF SALE

GREELEY, JERRY LEE  
was served by leaving a true copy with  
GREELEY, MARIAN ANN  
a person over the age of fourteen years who resides  
at the place of abode of the within named located at  
4TH AND MISSION  
BONANZA  
at 14:07 hours. , OR, on 12/19/95,

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By Mike Shepherd  
SHEPHERD, MIKE

Copy to:

ASPEN TITLE & ESCROW, INC  
525 MAIN  
KLAMATH FALLS

OR 97601

**13721**

Court Case No. 04044118 ASPEN  
Sheriff's Case No. 95-03941

Received for Service 12/18/95

# TRUSTEE'S NOTICE OF SALE

GREELEY, MARIAN ANN  
was served personally, and in person, at  
4TH & MISSION  
BONANZA  
at 14:07 hours. , OR, on 12/19/95,

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

Carl R. Burkhart, Sheriff  
Klamath County, Oregon

By ML Skel  
SHEPHERD, MIKE

Copy to:

ASPEN TITLE & ESCROW, INC  
525 MAIN  
KLAMATH FALLS

OR 97601

ON

ASPEN 04044118  
TRUSTEE'S NOTICE OF SALE

13722



Reference is made to that certain trust deed made by JERRY LEE GREELEY and MARIAN ANN GREELEY,  
husband and wife, as grantor, to  
ASPEN TITLE & ESCROW, INC, as trustee,  
 in favor of LEE B. DAVIS and KATHERINE E. DAVIS, husband and wife, as beneficiary,  
 dated OCTOBER 9, 1991, recorded OCTOBER 16, 1991, in the mortgage records of  
KLAMATH County, Oregon, in book 184/13/106 No. M91 at page 21614, or  
 as fee/~~the instrument~~/~~instrument~~/~~instrument~~ No. 36147 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lots 13, 14, 15 and 16, Block 53, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath,  
 State of Oregon.  
 CODE 11 MAP 3911-10CB-TL 1500

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 de-  
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums: Balance of monthly  
 installments not less than \$200.00 per month due for October, November and December 1995;  
 and subsequent installments of like amounts; subsequent amounts for assessments due under  
 the terms and provisions of the Note and Trust Deed.

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: \$7,951.90 plus interest and late  
 charges, thereon from September 13, 1995 at the rate of TEN (10.0%) PERCENT PER ANNUM  
 until paid and all sums expended by the Beneficiary pursuant to the terms and provisions  
 of the Note and Trust Deed plus any and all property taxes owing.

WHEREFORE, notice hereby is given that the undersigned trustee will on MAY 20, 1996,  
 at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
FRONT ENTRY TO ASPEN TITLE & ESCROW, INC. LOCATED AT 525 MAIN STREET  
 in the City of KLAMATH FALLS, OREGON, County of OREGON, 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 per-  
 formance 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 DECEMBER 18, 1995

Trustee

State of Oregon, County of KLAMATH ss:

I, the undersigned, certify that I am the KLAMATH FALLS and KLAMATH FALLS above named trustee and that  
 the foregoing is a complete and exact copy of the original trustee's notice of sale.

Bernetha G. Letsch Trustee

STATE OF OREGON: COUNTY OF KLAMATH: · ss.

Filed for record at request of Aspen Title & Escrow the 13th day  
 of May A.D., 19 96 at 3:46 o'clock PM., and duly recorded in Vol. M96  
 of Mortgages on Page 13719.

FEE \$25.00

By Bernetha G. Letsch County Clerk