

26751

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

Vol. 1796 Page 32536

State of Oregon)
County of Klamath)Court Case No.
Sheriff's Case No. 96-01560

Received for Service 06/05/96

I hereby certify that I received for service on
RICHARDS, LYLE
the within:

TRUSTEE'S NOTICE OF SALE

RICHARDS, LYLE
was served by leaving a true copy with
RICHARDS, KATHERYN
a person over the age of fourteen years who resides
at the place of abode of the within named located at
1891 BENSON
KLAMATH FALLS
at 14:42 hours. , OR, on 06/05/96,

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By


DAILEY, REBECCA

Copy to:

US BANCORP
111 SW 5TH AVE T-2
PORTLAND

PO BOX
OR 97208

After recording, return to:
Theresa R. Gradt
U.S. Bancorp, Law Division
P.O. Box 2200
Portland, OR 97208-2200

96 OCT 14 P3:38

CX
2500

32537

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 96-01560

Received for Service 06/05/96

I hereby certify that I received for service on
RICHARDS, KATHERYN
the within:

TRUSTEE'S NOTICE OF SALE

RICHARDS, KATHERYN
was served personally, and in person, at
1891 BENSON
KLAMATH FALLS , OR, on 06/05/96,
at 14:42 hours.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
DAILEY, REBECCA

Copy to:

US BANCORP
111 SW 5TH AVE T-2
PORTLAND

PO BOX
OR 97208

32538

RECEIVED
KLAMATH COUNTY
SHERIFF'S OFFICE

96 JUN -5 AM 11:15

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed (the "Trust Deed") made, executed and delivered by Lyle W. Richards and Katheryn L. Richards, as Grantors, to Transamerica Title Insurance Company, as Trustee, to secure certain obligations in favor of United States National Bank of Oregon, as Beneficiary, dated May 1, 1979, and recorded May 1, 1979, in Volume M79, Page 9866 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in such county and state:

Lots 21, 22, 23 and 24, Block 28, MOUNTAIN VIEW
ADDITION TO THE CITY OF KLAMATH FALLS, in the
County of Klamath, State of Oregon.

Wendell G. Kusnerus was appointed Successor Trustee by a certain instrument dated May 21, 1996, and recorded May 29, 1996, in Volume M96, Page 15425, of the mortgage records of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Beneficiary has elected to sell said real property to satisfy the obligations secured by the Trust Deed and to foreclose the Trust Deed by advertisement and sale. The default for which the foreclosure is made is the failure of Grantors to pay when due the following sums:

(a) The failure of Grantors to pay when due seven monthly payments of \$788.00 each, due on November 1, 1995 and on the first day of each month thereafter. As of May 21, 1996, the total amount of monthly payments in default was \$5,516.00.

(b) The failure of the Grantors to pay late charges, in the amount of \$30.00 as of May 21, 1996.

By reason of said default, Beneficiary has declared the entire unpaid balance of all obligations secured by the Trust Deed, together with the interest thereon, immediately due and payable, said sums being the following, to wit:

\$47,262.93, together with interest thereon at the rate of 10.375 percent per annum from October 2, 1995, until paid, plus \$297.00 representing the cost of a trustee's sale guarantee.

The Beneficiary and the Successor Trustee have elected to sell the property to satisfy the obligation secured. A notice of default and election to sell and to foreclose was duly recorded on May 29, 1996, in Volume M96, Page 15425 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN, that the undersigned Trustee or Trustee's attorney will, on the 15th day of October, 1996, at the hour of 10:00 A.M. standard time as established by ORS 187.110, at the 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 said described real property which Grantors had or had power to convey at the time of the execution by the Grantors of the Trust Deed, together with any interest which Grantors or their successors in interest acquired after the execution of the Trust Deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is further given that the Grantors, or any person named in ORS 86.753, has the right, at any time prior to five days before the Trustee's sale, to require that the foreclosure proceeding be dismissed and the Trust Deed reinstated by the payment of the entire amount due (other than such portion of the principal as would not be due had no default occurred) under the terms of the Trust Deed and the obligations secured thereby, including all costs and expenses actually incurred and Trustee's and attorneys' fees as provided by ORS 86.753.

In construing this notice the word "Grantor" includes any successor in interest of Grantors, as well as any other person owing an obligation the performance of which is secured by the Trust Deed and their successors in interest; the word "Trustee" includes any successor trustee, and the word "Beneficiary" includes any successor in interest of Beneficiary named in the Trust Deed.

DATED at Portland, Oregon, June 4, 1996.

Wendell G. Kusnerus

WENDELL G. KUSNERUS, Trustee

U.S. Bancorp, Law Division

P. O. Box 2200

Portland, Oregon 97208-2200

(503) 275-7278

STATE OF OREGON)
COUNTY OF MULTNOMAH)

ss.:

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

/s/WENDELL G. KUSNERUS

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness, Brandsness the 14th day
of October A.D., 19 96 at 3:38 o'clock P.M., and duly recorded in Vol. M96,
of Mortgages on Page 32536

FEE \$25.00

Bernetha G. Letsch County Clerk

By Kathleen Ross