

27981

Vol. M96 Page

35196

37074

AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL;  
NOTICE OF SALE  
(ORS 86.705 et seq)

NOTICE IS HEREBY GIVEN that the obligation secured by the Trust Deed described below is in default and that the beneficiary has elected to foreclose the Trust Deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the Trust Deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. GRANTOR: ARDEN GLENN GARLICK

TRUSTEE: ASPEN TITLE & ESCROW INC.

SUCCESSOR TRUSTEE: JAMES L. GRANTLAND, JR.

BENEFICIARY: ROGER GRATSINGER, Trustee of the Viola Westover Revocable Trust

2. The real property covered by the Trust Deed is more particularly described as follows:

Lot 16 NEW DEAL TRACT, EXCEPT THE EAST 188 FEET THEREOF ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3. The Trust Deed was recorded in Volume M96 at page 8697 on March 28, 1996 in the Mortgage Records of Klamath County, Oregon.

4. The default for which foreclosure is made:

Failure to pay the monthly payments of \$232.90 each beginning with the payment due July 25, 1996 and each month thereafter and failure to pay the late fees of \$11.65 each beginning with the payment due July 25, 1996 and each month thereafter.

5. The sum owing on the obligation secured by the Trust Deed is:

\$14,845.64, together with interest at the rate of 14% per annum from June 28, 1996 and late fees in the amount of \$11.65 each beginning the payment due July 25, 1996.

AFTER RECORDING, RETURN TO:

James L. Grantland, Jr.  
204 West Ninth Street  
Medford, OR 97501

-1- AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL;  
NOTICE OF SALE

Law Office Of  
GRANTLAND, O'BRIEN & BLODGETT  
204 West Ninth St.  
Medford, OR 97501  
(541) 773-8712

OK 15-92

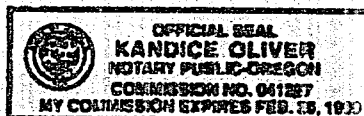
6. The beneficiary has and does elect to sell the property to satisfy the obligation.
7. The property will be sold in the manner prescribed by law on March 12, 1997, at 11:00 o'clock, A.M., Standard Time, as established by ORS 187.110 at 507 Main Street, Klamath Falls, Oregon.
8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.


DATED this 5th day of November, 1996.

  
James L. Grantland, Jr.  
Successor Trustee

STATE OF OREGON     )  
                              ) ss.  
County of Jackson    )

Personally appeared before me this 5th day of November, 1996, the above named James L. Grantland, Jr. and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Kandice Oliver  
Notary Public for Oregon  
My Commission Expires: 2/26/99

37076

IN THE JACKSON COURT OF THE STATE OF OREGON  
COUNTY OF JACKSON : COURT CASE NO. \_\_\_\_\_

ROGER GRATSINGER, TRUSTEE OF THE VIOLA WESTOVER  
REVOCABLE TRUST )

vs

ARDEN GLENN GARLICK )

## PROOF OF SERVICE

STATE OF OREGON )  
County of JACKSON ) SS.

I hereby certify that on the 11 day of November, 19 96, at the hour of 0734,  
I served BEA RIOS AND DOUG HAMILTON by:

BEA Personal Service (personally and in person)  
DOUG Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the  
within named)  
Office Service (by serving the person apparently in charge)  
By posting (said residence)  
A certified/true copy of:  
Summons \_\_\_\_\_ Writ of Garnishment \_\_\_\_\_ Small Claims  
Motion \_\_\_\_\_ Order \_\_\_\_\_ Affidavit  
Complaint \_\_\_\_\_ Citation \_\_\_\_\_ Subpoena  
Petition \_\_\_\_\_ Notice \_\_\_\_\_ Decree  
X Other: AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL

Together with a copy of \_\_\_\_\_

To BEA RIOS At 1413 GARY STREET  
KLAMATH FALLS, OR.

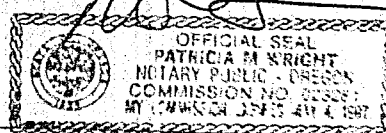
NOT FOUND: I certify that I received the within document for service on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
and after due and diligent search and inquiry, I have been unable to locate  
within the county of \_\_\_\_\_ Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF KLAMATH

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,  
director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,  
firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this  
14 day of November, 19 96

Kathleen Shaffer  
KATHLEEN SHAFFER (#85)  
Cleveland Investigation Company  
(541) 535-6005



Papers  
Received From GRANTLAND, GRENSKY, ET AL  
204 WEST 9TH  
MEDFORD  
OR 97501-  
FEDERAL ID # 93-0904214  
503-773-8712  
ATTN: KANDY

Remit to: CIC	Service Fee	\$ <u>20.00</u>
P.O. Box 230	Mileage	\$ _____
Talent, OR 97540	Rush/Emergency	\$ _____
Date: <u>11/14/96</u>	Incorrect Add.	\$ _____
CIC File No. <u>96-35300-K</u>		\$ _____
Client No.	Amount Paid	\$ <u>00.00</u>
	TOTAL DUE	\$ <u>20.00</u>

20.00

IN THE COURT FOR THE STATE OF OREGON

COUNTY OF JACKSON

COURT CASE#

ROGER GRATSINGER, TRUSTEE OF THE VIOLA WESTOVER  
REVOCABLE TRUST

PLAINTIFF(S)

VS

ARDEN GLENN GARLICK

DEFENDANT(S)

## AFFIDAVIT OF MAILING

STATE OF OREGON )  
 ) SS.  
COUNTY OF JACKSON )

I, THE UNDERSIGNED, BEING FIRST DULY SWORN ON OATH, DEPOSE  
AND SAY, THAT ON THE 14 DAY OF November, 1996 I DID CAUSE TO  
BE DEPOSITED A TRUE COPY OF:  
AMENDED NOTICE OF DEFAULT AND ELECTION TO SELL

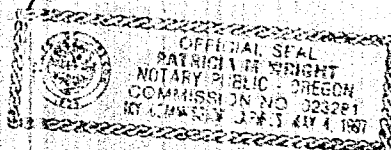
TOGETHER WITH A COPY OF THE PROOF OF SERVICE, IN THE UNITED STATES  
MAIL AT TALENT, OREGON, POSTAGE PREPAID THEREON, IN A SEALED  
ENVELOPE, ADDRESSED TO:

BEA RIOS AND DOUG HAMILTON  
1413 GARY STREET  
KLAMATH FALLS, OR

Sue Kershaw  
CLEVELAND INVESTIGATION COMPANY  
P.O. BOX 230  
TALENT, OR. 97540  
(503) 535-6005

SIGNED AND SWORN TO BEFORE ME BY SUE KERSHAW

ON THIS 14 DAY OF November, 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day  
of November A.D., 1996 at 3:51 o'clock PM., and duly recorded in Vol. M96,  
of Mortgages on Page 37072.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Rios