

Return to: K-50854
 Brandsness, Brandsness &
 Rudd, P.C.
 411 Pine Street
 Klamath Falls, Oregon 97601

Clerk's Stamp:

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
 SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE**

STATE OF OREGON)
) ss:
 County of Klamath)

I, Michael P. Rudd, being first duly sworn, depose, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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 registered or certified mail and regular first class mail to each of the following named persons at their respective last known addresses, to-wit:

Lynn L. Reed
 P. O. Box 55
 Beatty, OR 97621

Cathy King
 Western Homes, Inc.
 6707 South 6th Street
 Klamath Falls, OR 97603

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

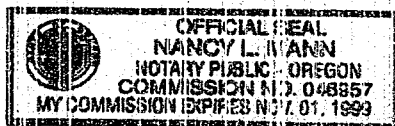
Each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on June 23, 1997. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Michael P. Rudd
 Michael P. Rudd

STATE OF OREGON)
) ss.
 County of Klamath)

June 23, 1997.

Personally appeared Michael P. Rudd and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:



Nancy L. Mann
 Notary Public for Oregon
 My Commission expires: 11-1-99

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to the following Trust Deed: Lynn L. Reed, Grantor; Klamath County Title Company, Trustee; and Paul J. Nielsen and Margaret A. Nielsen, Beneficiary, recorded in Official/Microfilm Records, Volume M96, Page 3809, Klamath County, Oregon, covering the following-described real property in Klamath County, Oregon:

- Lot 20, Block 5, TRACT 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Failed to make the monthly payment of \$100 due May 4, 1997; failed to pay Klamath County Real Property taxes for 1996-97.

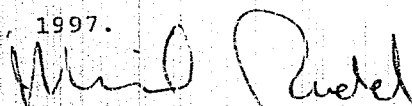
The sum owing on the obligation secured by the trust deed is: The sum of \$6,582.28 plus interest thereon at the rate of 8.5% per annum from April 8, 1997, until paid; plus real property taxes for 1996-97 in the amount of \$181.32 plus interest, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on October 31, 1997, at 10 a.m. based on standard of time established by ORS 187.110 at the Offices of Brandsness, Brandsness & Rudd, P.C., 411 Pine Street, Klamath Falls, Oregon.

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 last set for sale.

DATED this 18 day of June, 1997.



Michael P. Rudd, Trustee
411 Pine Street
Klamath Falls, OR 97601

33393

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF OREGON
COUNTY OF

Clatsop

COURT CASE NO. N/A

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | | |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons | <input type="checkbox"/> Small Claim | <input type="checkbox"/> Motion | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Judgment | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Order | <input type="checkbox"/> Decree | <input type="checkbox"/> Notice | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena | |
1. TRUSTEES NOTICE OF DEFALIT 2. PETITION TO SOL AND OF SALE

For the within named: OCCUPANTS:

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to: Charles Reed at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to _____, a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: _____

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**

Upon _____, by (a) delivering such true copy personally and in person, Corporation, Limited Partnership, etc.

to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ **OTHER METHOD:** _____ By leaving an Original or True Copy with _____

☐ **NOT FOUND:** I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

56733 Whitmore St
ADDRESS OF SERVICE

STREET

UNIT / APT / SPC#

Bly

CITY

OR

STATE

97622

ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

JUNE 30, 1991

DATE OF SERVICE

1:00 a.m. ☐ p.m. ☒

TIME OF SERVICE

Cynthia Adams

SIGNATURE

33394

**PROOF OF SERVICE
JEFFERSON STATE ADJUSTERS**

STATE OF OREGON
COUNTY OF Klamath

COURT CASE NO. 11/A

I hereby certify that I served the foregoing individuals or other legal entities to be served, named below, by delivering or leaving true copies or original, certified to be such by the Attorney for the Plaintiff/Defendant, as follows:

- | | | | | |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> Summons & Complaint | <input type="checkbox"/> Summons | <input type="checkbox"/> Small Claim | <input type="checkbox"/> Motion | <input type="checkbox"/> Answer |
| <input type="checkbox"/> Restraining Order | <input type="checkbox"/> Judgment | <input type="checkbox"/> Affidavit | <input type="checkbox"/> Petition | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Summons & Petition | <input type="checkbox"/> Order | <input type="checkbox"/> Decree | <input type="checkbox"/> Notice | <input type="checkbox"/> Citation |
| <input type="checkbox"/> Notice of Small Claims | <input type="checkbox"/> Complaint | <input type="checkbox"/> Order to Show Cause | <input type="checkbox"/> Subpoena | |
- ☒ TRUSTEES NOTICE OF Default and election to sell and of sale

For the within named: _____

☒ **PERSONALLY SERVED:** Original or True Copy to within named, personally and in person to: Lynn L Reed at the address below.

☐ **SUBSTITUTE SERVICE:** By delivering an Original or True Copy to _____ a person over the age of 14 who resides at the place of abode of the within named at said abode shown below for: _____

☐ **OFFICE SERVICE:** At the office which he/she maintains for the conduct of business as shown at the address below, by leaving such true copy or Original with _____, the person who is apparently in charge.

☐ **SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME.**
Upon _____, by (a) delivering such true copy personally and in person, _____ Corporation, Limited Partnership, etc.
to: _____ who is a/the _____ thereof, or
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is a/the _____ thereof.

☐ **OTHER METHOD:** _____ By leaving an Original or True Copy with _____

☐ **NOT FOUND:** I certify that I received the within document for service on _____ and after due and diligent search and inquiry, I hereby return that I have been unable to find, the within named respondent, _____ within _____ County.

56713 Whitmore St
ADDRESS OF SERVICE STREET UNIT / APT / SPC#
Bly OR 97622
CITY STATE ZIP

I further certify that I am a competent person 18 years of age or older and a resident of the state of service or the State of Oregon and that I am not a party to nor an officer, director, or employee of nor attorney for any party, corporation or otherwise, that the person, firm or corporation served by me is the identical person, firm, or corporation named in the action.

June 30, 1997 10 a.m. ☐ p.m. ☒
DATE OF SERVICE TIME OF SERVICE
Cynthia A. Jones
SIGNATURE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the 10th day of _____ October A.D., 19 97 at 9:55 o'clock A. M., and duly recorded in Vol. M97 of _____ Mortgages on Page 33391

FEE \$25.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose