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AFTER RECORDING RETURN TO:

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AM 125

Vol. M97 Page 30031

Valerie T. Auerbach (OLB)
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204

MTC 44075

RECORDING COVER PAGE

Document Being Recorded: Proof of Service

Reference is made to a certain trust deed (Trust Deed) made, as follows:

Trust Deed dated May 31, 1996, by Sheryl Stroede, as grantor, to Amerititle, as trustee, in favor of Rowe F. Kinney, Jr., as beneficiary, recorded on May 31, 1996, in Volume M96, Page 15945, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Old Standard Life Insurance Company by assignment recorded February 23, 1997, in Volume M97, Page 5556, records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

The Southerly 50 feet of Tract 4, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The real property is commonly known as: 2884 Homedale Rd., Klamath Falls, OR 97603.

The attached document is being recorded in connection with a pending foreclosure.

30032

PROOF OF SERVICE JEFFERSON STATE ADJUSTERS

STATE OF OREGON
COUNTY OF

Klamath

COURT CASE NO. _____

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:

- | | | | | |
|---|------------------------------------|--|-----------------------------------|-----------------------------------|
| ☐ Summons & Complaint | ☐ Summons | ☐ Small Claim | ☐ Motion | ☐ Answer |
| ☐ Restraining Order | ☐ Judgment | ☐ Affidavit | ☐ Petition | ☐ Letter |
| ☐ Summons & Petition | ☐ Order | ☐ Decree | ☐ Notice | ☐ Citation |
| ☐ Notice of Small Claims | ☐ Complaint | ☐ Order to Show Cause | ☐ Subpoena | |

☒ Trustee's Notice of Sale

For the within named: 1200 sq ft of 2884 Hornedale Rd.

☒ PERSONALLY SERVED: Original or True Copy to within named, personally and in person to: Cheryl Strodde
Misty Strodde, and Michael Strodde 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, or:

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.

2884 Hornedale Rd
ADDRESS OF SERVICE STREET UNIT / APT / SFC#
Klamath Falls OR 97603
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.

April 10th 1998
DATE OF SERVICE

4:55 a.m. ☐ p.m. ☒
TIME OF SERVICE

[Signature]
SIGNATURE

30033

TRUSTEE'S NOTICE OF SALE

Reference is made to a certain trust deed ("Trust Deed") made, as follows:

Trust Deed dated May 31, 1996, by Sheryl Strooks, as grantor, to Ameritide, as trustee, in favor of Rowe F. Kinney, Jr., as beneficiary, recorded on May 31, 1996, in Volume M96, Page 15345, in the mortgage records of Klamath County, Oregon. The beneficial interest under said Deed of Trust was assigned to Old Standard Life Insurance Company by assignment recorded February 25, 1997, in Volume M97, Page 5356, records of Klamath County, Oregon.

The Trust Deed covers the following described real property ("Property") situated in said county and state, to-wit:

The Southerly 50 feet of Tract 4, BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The real property is commonly known as: 2884 Homedale Rd., Klamath Falls, OR 97603.

There are defaults by the grantor or other person owing an obligation, the performance of which is secured by the Trust Deed, with respect to provisions therein which authorize sale in the event of default of such provision; the defaults for which foreclosure is made is grantor's failure to pay when due the following sums:

Arrearage in the sum of \$4,770.65 as of April 1, 1998, plus additional payments, property expenditures, taxes, liens, assessments, insurance, attorney's and trustee's fees and costs, and interest due at the time of reinstatement or sale.

By reason of said defaults, the beneficiary has declared all sums owing on the obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

Payoff in the sum of \$62,145.53 as of April 1, 1998, plus taxes, liens, assessments, property expenditures, insurance, accruing interest, attorney's and trustee's fees and costs incurred by beneficiary or its assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 1998, at the hour of 10:00 o'clock, a.m., in accord with the standard of time established by ORS 187.110, at the following place: main entrance of the Klamath County Courthouse, 317 South 7th 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 above-described 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 the Trust Deed, to satisfy the 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 sum 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 Deed of Trust, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

THIS IS A COMMUNICATION FROM A DEBT COLLECTOR.

DATED: April 2, 1998.

Valerie T. Auerbach
Valerie T. Auerbach, Successor Trustee

State of Oregon, County of Multnomah

ss.

I, the undersigned, certify that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Olga L. Buchanan
Olga L. Buchanan, Paralegal

For further information, contact:
Olga L. Buchanan, Paralegal
Farleigh, Wada & Witt, P.C.
121 SW Morrison, Suite 600
Portland, OR 97204
(503) 228-6044; fax (503) 228-1741

DECLARATION OF PREPARATION

30034

FARLEIGH, WADA & WITT, P.C.
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Bank of America Financial Center
121 SW Morrison Street
Suite 600
Portland, Oregon 97204-3152
(503) 228-6044
Telecopier (503) 228-1741

August 6, 1998

*Oregon and Washington Bars

Ameri Title
Attn: Recording Department
PO Box 5017
Klamath Falls, OR 97601

Re: *Trust Deed Foreclosure - Old Standard Life Insurance Company*
Grantor: Sheryl Stroede
Property Address: 2884 Homedale Rd., Klamath Falls, OR 97603
Your Guarantee No. 44075

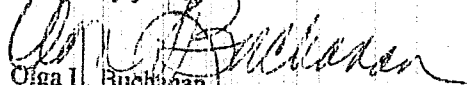
Dear Recording Clerk:

I have requested that Stacy at the Herald and News contact you for pickup of a duplicate original Affidavit of Publication which should be recorded at the same time you record the following original documents:

1. Affidavit of Mailing (with original Trustee's Notice of Sale); and
2. Proof of Service.

Would you please have the above documents recorded and provide the undersigned with verbal confirmation of the recording information, to include the recording fee. Thank you for your assistance.

Very truly yours,


Olga L. Buchanan
Paralegal

OLB:sd*
Enclosures

cc: Metropolitan Mortgage & Securities Co., Inc.
(Attn: Michele O'Brien)

RE CLIENT METM/SAM-TITLE 012

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Ameri Title the 14th day
of August A.D. 19 98 at 11:25 o'clock A M., and duly recorded in Vol. 1998
of Mortgages on Page 30031

FEE \$25.00

By Kathleen G. Letsch County Clerk