

75406

K-52995
TRUSTEE'S NOTICE OF SALEVol. M99 Page 7061Reference is made to that certain trust deed made by Steven Michael Nelson and Sheri Lynn Nelson, Husband and WifeRoger K. Harris, as grantor, toin favor of Ethel H. Mitzel, as trustee,dated June 8, 19 93, recorded June 14, 19 93, in the mortgage records ofKlamath County, Oregon, in ~~book~~ page 13817, or

as fee/tile/instrument/microfilm/reception No. _____ (indicate which), covering the following described real

property situated in said county and state, to-wit:

Lot 514 and the easterly 10 feet of Lot 515 in Block 102, MILLS
ADDITION, to the City of Klamath Falls, Klamath County, Oregon

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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

See Section A attached hereto

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:

See Section B attached hereto

WHEREFORE, notice hereby is given that the undersigned trustee will on March 1, 19 99, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 280 Main Street

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 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 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 trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED October 13, 19 98

Roger K. Harris

Trustee

State of Oregon, County of Washington 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.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.749 or ORS 86.750(1), fill in opposite the name and address of party to be served.

RETURN TO:

SERVE: Michael Long
Klamath County Tax Collector's Office
305 Main St., Klamath Falls, OR

Roger K. Harris 104 Executive Centre 12725 SW 66th Ave. Portland, OR 97223

ATTACHMENT

Section A:

1. Monthly payments of \$440.59 by the 8th of each month. No payments have been made since May, 1997.
2. Property taxes, interest and assessments in the amount of not less than \$9,218.44.
3. Insurance on the property and buildings for fire and other hazards in an amount not less than \$800.00.
4. Not less than \$5,000.00 to preserve, repair and maintain the property and buildings.

Section B:

1. An installment note dated June 8, 1993 with a principal amount due and accumulated interest through October 7, 1998 of \$63,072.81, plus additional interest on the unpaid principal at \$13.98 per day thereafter.
2. Payment of and/or reimbursement to the beneficiary for property taxes, interest and assessments in an amount of \$9,218.44 plus accruing interest.
3. Payment of and/or reimbursement to the beneficiary for fire and hazard insurance on the property in an amount not less than \$800.00.
4. Payment for and/or reimbursement to the beneficiary for costs of preservation, maintenance and repair of not less than \$5,000.00.

RETURN OF SERVICE

STATE OF OREGON)
County of Klamath) ss.

Court Case No. Foreclosure

Case No. _____

I hereby certify that I received on 10-19-98 the within:

- () Summons & Complaint () Summons & Petition () Summons () Notice
() Order of Appearance () Waiver of Fees () Petition () Motion
() Show Cause Order () Affidavit () Complaint () Order
() Writ of Garnishment () Restraining Order () Citation () Subpoena
() Small Claim

Trustee's Notice of Sale

for service on the within named: Klamath County Tax Collector's Office
SERVED Michael Long at 305 Main St. personally and in person.

() SUBSTITUTE SERVICE - By leaving a true copy with _____
a person over the age of fourteen years, who resides at the place of abode
of the within named, at said abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD: _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return
that I have been unable to find the within named: _____

_____ within Klamath County.

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

DATE AND TIME OF SERVICE OR NOT FOUND: 10-19-98 11:10 AM

SERVICE FEES FOR THIS SERVICE ARE: \$ 25.00 plus _____ miles
at \$.30/mile for a total amount due of \$ 25.00.

ARRITOLA INVESTIGATIONS

By [Signature]

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ First American Title the _____ 1st day
of _____ March A.D., 1999 at _____ 2:02 o'clock P. M., and duly recorded in Vol. _____ M99
of _____ Mortgages on Page _____ 7061

FEE \$20.00

Linda Smith, County Clerk

by [Signature]