

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Jackson

I, John L. DuBay, 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 twenty-one 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 to each of the following named persons at their respective last known addresses, to-wit:

NAME	ADDRESS
Don D. Muir	320 S. Rogers St., Klamath Falls, OR
Sharon Muir	320 S. Rogers St., Klamath Falls, OR
Dorothy Jones	320 S. Rogers St., Klamath Falls, OR

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Robert C. Robertson, attorney for the trustee named in said notice; 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 Medford, Oregon, on April 28, 1972. 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.

John L. DuBay
Successor Trustee

STATE OF OREGON, County of Jackson, ss: April 28, 1972.

Personally appeared the above named John L. DuBay, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his (or her) voluntary act and deed.

Before me: *Shirley L. Linn*
Notary Public for Oregon
My commission expires Nov. 6, 1972

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from _____
TO _____ Grantor
Trustee
AFTER RECORDING RETURN TO _____

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.

By *Magel Dragel* Deputy Title.

TRUSTEE'S NOTICE OF SALE

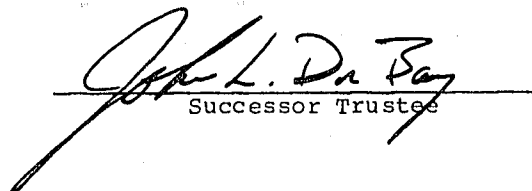
On August 31, 1972, at 10:00 o'clock a.m. standard time as established by ORS 187.110, at 422 Main Street, Klamath Falls, Klamath County, Oregon, the undersigned Successor Trustee will sell all of the right, title and interest of Don D. Muir and Sharon Muir, husband and wife, in the following described real property:

Beginning at a point in the West line of Rogers Street (formerly Paul Street) 420 feet Southerly from the Southeast Corner of Lot 4 in Block 8, LAKESIDE ADDITION to the City of Klamath Falls, Oregon; and running thence Southerly along the Westerly line of Rogers Street, 60 feet; thence Westerly at right angles to first course, 100 feet; thence Northerly parallel with first course, 60 feet; thence Easterly 100 feet to the point of beginning, being situated in Lot 2 of Section 32, Township 38 South, Range 9 East of Willamette Meridian, and being that parcel of land formerly designated as Lot 12 of Block 8, LAKESIDE ADDITION to Klamath Falls, Klamath County, State of Oregon.

Both the beneficiary and the successor trustee have elected to sell the above described property to satisfy the obligations owing by the grantor to the beneficiary pursuant to the terms of the trust deed from Don D. Muir and Sharon Muir, husband and wife, as grantor, to Klamath County Title Company as Trustee for United States National Bank of Oregon as beneficiary dated October 29, 1969, recorded in Volume M-69, Page 9371 of the Mortgage Records of Klamath County, Oregon, by reason of default in payment of the monthly installment payable to the beneficiary on June 1, 1971, in the amount of Ninety-seven dollars (\$97.00) and all monthly installments due thereafter on the first day of each month in the amount of Ninety-seven dollars (\$97.00) each, leaving a sum owing on the obligation secured by said trust deed in the amount of Eight thousand six hundred forty-two and 34/100 dollars (\$8,642.34) plus interest at the rate of seven and one-half per cent (7-1/2%) per annum from May 1, 1971 until paid, plus late charges of One and 94/100 dollars (\$1.94) per month until paid, and less One hundred eighty-five and 47/100 dollars

in escrow reserve account, and plus all expenses advanced by the beneficiary pursuant to trust deed.

Notice is given that any person named in ORS 86.760 has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of principal as would not then be due had no default occurred), together with expenses incurred, trustee's and attorney's fees, at any time prior to five (5) days before the date set for sale.


Successor Trustee

STATE OF OREGON,
County of Klamath
Filed for record at request of

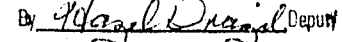
VAN DYKE, DU BAY, ROBERTSON & PAULSON P C

on this 14 day of AUGUST A.D. 19 72
at 10:05 o'clock A M, and duly

recorded in Vol. M 72 of MORTGAGES

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Wm D. MILNE, County Clerk

By  Deputy

Fee \$6.00