

68833

Vol. <sup>mv</sup> 72 Page 20059

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON )  
 ) SS  
COUNTY OF MULTNOMAH )

I, KENNETH R. SCHRAMM, 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:

1. That certain Trust Deed made, executed and deliv-  
ered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and  
wife, as Grantor, to OREGON TITLE COMPANY OF KLAMATH COUNTY, as  
Trustee, to secure certain obligations in favor of THE FIRST NA-  
TIONAL BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK  
OF OREGON), as Beneficiary, dated March 18, 1963, recorded March  
19, 1963, in Book 216, at page 153, of the Record of Mortgages  
of Klamath County, Oregon, and more fully described in said notice.

2. That certain Trust Deed made, executed and deliv-  
ered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and  
wife, as Grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trus-  
tee, to secure certain obligations in favor of THE FIRST NATIONAL  
BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK OF  
OREGON), as Beneficiary, dated November 19, 1969, recorded November  
20, 1969, in Book M-69, at page 9743, of the Microfilm Records  
of Klamath County, Oregon, and more fully described in said notice.

I gave notice of the sale of the real property described  
in the attached notice of sale by mailing copies thereof by



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registered or certified mail to the following-named persons at their respective last-known addresses, to wit:

John Edward Chambers  
1955 Portland Street  
Klamath Falls, Oregon

Gabriella Chambers  
1955 Portland Street  
Klamath Falls, Oregon

Klamath County District Attorney  
Klamath County Courthouse  
Klamath Falls, Oregon

District Director  
Internal Revenue Service  
319 S. W. Pine Street  
Portland, Oregon

Attention: Chief, Special Procedures Section

The notices so mailed were certified to be true copies of the original notice of sale by RICHARD A. EDWARDS, attorney for the trustee named in said notice; such copies were contained in sealed envelopes with postage thereon fully prepaid, and were deposited by me in the United States post office at Portland, Oregon, on May 4, 1972. Said notices were 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.

*Kenneth R. Abraham*

SUBSCRIBED and sworn to before me, this 4th day of May, 1972.

*Mary Boyd*  
Notary Public for Oregon  
My commission expires: Nov. 9, 1974





ORIGINAL

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made, executed and delivered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife, as Grantor, to OREGON TITLE COMPANY OF KLAMATH COUNTY, as Trustee, to secure certain obligations in favor of THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK OF OREGON), as Beneficiary, dated March 18, 1963, recorded March 19, 1963, in Book 216, at page 153, of the Record of Mortgages of Klamath County, Oregon.

TRANSAMERICA TITLE INSURANCE COMPANY was appointed successor trustee by a certain instrument dated April 19, 1972, and recorded April 24, 1972, in Book M-72, at page 4295, of the Microfilm Records of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Reference is further made to that certain Trust Deed made, executed and delivered by JOHN EDWARD CHAMBERS and GABRIELLA CHAMBERS, husband and wife, as Grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of THE FIRST NATIONAL BANK OF OREGON, PORTLAND (now known as FIRST NATIONAL BANK OF OREGON), as Beneficiary, dated November 19, 1969, recorded November 20, 1969, in Book M-69, at page 9743, of the Microfilm Records of Klamath County, Oregon.

Said Trust Deed dated March 18, 1963, and said Trust Deed dated November 19, 1969, conveyed the following-described real property situated in Klamath County, Oregon, to Trustee in trust to secure the performance of obligations owed by Grantor to Beneficiary:

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Lot 21, Block 36, HOT SPRINGS ADDITION to  
the City of Klamath Falls

Both Beneficiary and Trustee have elected to sell said  
real property to satisfy the obligations secured by said Trust  
Deeds and to foreclose said deeds by advertisement and sale; the  
default for which the foreclosure is made is the failure of Gran-  
tor to pay when due the following sums owing on said obligations,  
which sums are now past due, owing and delinquent:

Trust Deed dated March 18, 1963

\$157.61 due on Aug. 1, 1971  
\$157.61 due on Sep. 1, 1971  
\$157.61 due on Oct. 1, 1971  
\$157.61 due on Nov. 1, 1971  
\$157.61 due on Dec. 1, 1971  
\$157.61 due on Jan. 1, 1972  
\$157.61 due on Feb. 1, 1972  
\$157.61 due on Mar. 1, 1972  
\$157.61 due on Apr. 1, 1972

Trust Deed dated November 19, 1969

\$540.60 due on Aug. 5, 1971  
\$540.60 due on Sep. 5, 1971  
\$540.60 due on Oct. 5, 1971  
\$540.60 due on Nov. 5, 1971  
\$540.60 due on Dec. 5, 1971  
\$540.60 due on Jan. 5, 1972  
\$540.60 due on Feb. 5, 1972  
\$540.60 due on Mar. 5, 1972  
\$540.60 due on Apr. 5, 1972

By reason of said defaults Beneficiary has declared the entire  
unpaid balance of all obligations secured by said Trust Deeds  
together with the interest thereon immediately due, owing and pay-  
able.

The sum immediately due, owing and payable on the promis-  
sory note dated March 18, 1963, is \$16,734.19, together with inter-  
est thereon at the rate of 5 1/4 percent per annum from July 1,  
1971, until paid.



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The sum immediately due, owing and payable on the promissory note dated November 19, 1969, is \$10,229.19, together with interest thereon at the rate of 9 percent per annum from July 5, 1971, until paid.

A notice of default and election to sell and to foreclose was duly recorded on April 28, 1972, in Book M-72, at page 4533, of the Microfilm Records of Klamath County, Oregon, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Monday, the 2nd day of October, 1972, at the hour of 11 a.m., at the office of Transamerica Title Insurance Company, 600 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 said described real property which said Grantor had or had power to convey at the time of the execution by Grantor of said Trust Deeds, together with any interest which said Grantor or the successors in interest to Grantor acquired after the execution of said Trust Deeds, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by the Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is further given that any person named in Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceedings dismissed and said Trust Deeds reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, Trustee's and attorneys' fees at any time prior to five days before the date set for said sale.



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In construing this notice and whenever the context here-  
of so requires, the word "Grantor" includes any successor in inter-  
est to Grantor as well as any other person owing an obligation,  
the performance of which is secured by said Trust Deeds and their  
successors in interest; the word "Trustee" includes any succes-  
sor trustee and the word "Beneficiary" includes any successor in  
interest of Beneficiary named in said Trust Deeds.

DATED at Portland, Oregon, May 2, 1972.

TRANSAMERICA TITLE INSURANCE  
COMPANY

By Kenneth R. Schramm  
Assistant Secretary

Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 7th day of Sept. A. D., 1972 at 3:51 o'clock P. M., and duly recorded in  
Vol. M72 of MISCELLANEOUS on Page 10059

WM. D. MILNE, County Clerk

Fee \$12.00

By [Signature]