

77304

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AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Multnomah, ss:

I, TILO J. GOODRICH, 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
Donald G. Cook	4848 Darwin Place Klamath Falls, Oregon 97601
Nancy Sue Cook	4848 Darwin Place Klamath Falls, Oregon 97601

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Denton G. Burdick, Jr., 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 Portland, Oregon, on April 17, 1973. 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.

Tilo J. Goodrich

STATE OF OREGON, County of Multnomah, ss: April 17, 1973.

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

Before me:

Judith L. Sandness
Notary Public for Oregon
My commission expires 2-10-75

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

DONALD G. COOK

Grantor

TO

DENTON G. BURDICK, JR.

Successor - Trustee

AFTER RECORDING RETURN TO
HUTCHINSON, SCHWAB, BURDICK & HILTON
ATTORNEYS AT LAW
1200 OREGON NATIONAL BUILDING
S.W. 80TH AVENUE AND ALDER STREET
PORTLAND, OREGON 97208

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

STATE OF OREGON,

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.

Title.

By Deputy

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STATE

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TRUSTEE'S NOTICE OF SALE

6903

Reference is made to that certain trust deed made, executed and delivered by....., as grantor, to DONALD G. COOK and NANCY SUE COOK, husband and wife....., as trustee, to secure certain obligations in favor of TRANSAMERICA TITLE INSURANCE CO....., as beneficiary, dated August 24....., 1970, recorded September 14....., 1970, in book M-70..... at page 8062..... of the mortgage records of Klamath..... County, Oregon, covering the following described real property situated in said county and state, to-wit:

LOT 7, BLOCK 5, FIRST ADDITION TO KELENE GARDENS, 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 to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

	PAYMENT DUE	LATE CHARGE	TOTAL
10-1-72	\$ 88.64	\$ 1.77	\$ 90.41
11-1-72	88.64	1.77	90.41
12-1-72	88.64	1.77	90.41
1-1-73	88.64	1.77	90.41
2-1-73	88.64	1.77	90.41
3-1-73	88.64	1.77	90.41
4-1-73	88.64	88.64
			TOTAL \$ 631.10

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit: The sum of \$17,359.24 with interest thereon at the rate of 8.5 percent per annum less the sum of \$164.27 applied to principal on the date of the recording of the Notice of Default.

A notice of default and election to sell and to foreclose was duly recorded April 12....., 1973, in book M-73..... at page 4269..... of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday....., the 30th day of August....., 1973, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Inside Front Door of the County Courthouse 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 him of the said trust deed, together with any interest which the grantor or his 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 Section 86.760 of Oregon Revised Statutes 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 said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Portland....., Oregon, April 16....., 1973.

James B. Smith

Successor - Trustee

State of Oregon, County of

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Hutching, Schwab, et al

this 5th day of June A. D., 1973 at 2:12 o'clock P.M., and duly recorded in

Vol. M73, of Mtgs. on Page 6901

Fee \$4.00

WM. D. MILNE, County Clerk

By *Arthur Campbell*