

77508

AFFIDAVIT OF MAILING NOTICE OF SALE

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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. SIXTH AVENUE AND ALDER STREET
PORTLAND, OREGON 97206

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment 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

TRUSTEE'S NOTICE OF SALE

7155

6903

Reference is made to that certain trust deed made, executed and delivered by
DONALD G. COOK and NANCY SUE COOK, husband and wife, as grantor, to
TRANSAMERICA TITLE INSURANCE CO. as trustee, to secure certain
obligations in favor of COMMONWEALTH, INC., an Oregon corporation, 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 pro-
ceeding 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" in-
cludes any successor in interest of the beneficiary named in the trust deed.

DATED at Portland, Oregon, April 16, 1973.

James Brazil
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

STATE OF OREGON; COUNTY OF KLAMATH; ss. *William D. Milne*
HUTCHING, SCHWAB, ETAL

Filed for record at request of HUTCHING, SCHWAB, ETAL
this 11th day of June A. D., 1973 at 9:10 o'clock A. M., and duly recorded in

Vol. M-73, of MORTGAGES on Page 7154

NO FEE

re-corded to correct page no.

By *Hazel Brazil*
WM. D. MILNE, County Clerk