

81775

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Multnomah, ss:

I, KATHLEEN B. CROMWELL, 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
Mr. Enver Bozgoz Attorney at Law	260 Main Street 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 July 19, 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.

Kathleen B. Cromwell

STATE OF OREGON, County of Multnomah, ss: July 19, 1973

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

Before me:

(SEAL)

Judith L. Landsness
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
ARTHUR A. GALLEGOS and
SALLY GALLEGOS, husband and
wife

Grantor

TO
DENTON G. BURDICK, JR.

Trustee

HUTCHINSON, SCHWAB, BURDICK & HILTON
ATTORNEYS AT LAW
1200 OREGON NATIONAL BUILDING
S.W. SIXTH AVENUE AND ALDER STREET
PORTLAND, OREGON 97205

(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

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890A

DENTON

HUTCHINSON

12879

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Multnomah, ss:

I, Kathleen B. Cromwell,

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

Arthur A. Gallegos

3550 Hope Street
Klamath Falls, Oregon

Sally Gallegos

3550 Hope Street
Klamath Falls, Oregon

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 July 18th, 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.

Kathleen B. Cromwell

STATE OF OREGON, County of Multnomah, ss: July 18th, 1973.

Personally appeared the above named Kathleen B. Cromwell, 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. Sanders

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 SALERE: Trust Deed from
ARTHUR A. GALLEGOS, et ux

Grantor

DENTON G. BURDICK, JR.

Trustee

HUTCHINSON, SCHWAB, BURDICK & HILTON

ATTORNEYS AT LAW

1200 OREGON NATIONAL BUILDING
S.W. SIXTH AVENUE AND ALDER STREET
PORTLAND, OREGON 97204

(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

Reference is made to that certain trust deed made, executed and delivered by ARTHUR A. GALLEGOS and SALLY GALLEGOS, husband and wife, as grantor, to TITLE INSURANCE CO., an Oregon corporation as trustee, to secure certain obligations in favor of NORTHWEST MORTGAGE, INC., a Washington corporation, as beneficiary, dated March 24, 1971, recorded June 3, 1971, in B687 M-71 at page 5344 of the mortgage records of KLAMATH County, Oregon, covering the following described real property situated in said county and state, to-wit:

LOT 11, in BLOCK 2, CASCADE PARK, 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
2-1-73	\$ 100.00	\$2.00	\$ 102.00
3-1-73	100.00	2.00	102.00
4-1-73	100.00	2.00	102.00
5-1-73	100.00	2.00	102.00
6-1-73	100.00	2.00	102.00
7-1-73	100.00	100.00
		TOTAL	\$ 610.00

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 \$20,712.64 with interest thereon at the rate of 8 1/2% per annum from and after January 1, 1973, less the sum of \$451.17 in the reserve account 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 July 17, 1973, in M73 at page 9108 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 29th day of November, 1973, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Inside Front Door of 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, July 18, 19 73.

Denton G. Burdick, Jr.

Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of HUTCHINSON SCHWAY BURDICK & HILTON

this 21st day of September A. D., 19 73 at 12:20 o'clock P.M., and duly recorded in Vol. M 73, of MORTGAGES on Page 12878

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Dragic deputy

Total Co

Subscribed