

84289

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Jackson, ss:

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
Bonnie R. Doran	4847 Darwin Place Klamath Falls, Oregon

Each of the notices so mailed was certified to be a true copy of the original notice of sale by John L. DuBay, 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 August 21, 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.

STATE OF OREGON, County of Jackson, ss:

August 21, 1973

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:

Quenda L. Gierman
Notary Public for Oregon
My commission expires 10/25/76

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

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

John L. DuBay et al.
110 - Edgar St.
Medford, Ore

(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

DEC 14 12 53 PM 1973

890A

TRUSTEE'S NOTICE OF SALE

On December 20, 1973, at 10:00 o'clock a.m. standard time as established by ORS 187.110, at 600 Main Street, Klamath Falls, Oregon, the undersigned Successor Trustee will sell all of the right, title and interest of Bonnie R. Doran, an unmarried woman, in the following described real property:

Lot 4 in Block 4, FIRST ADDITION TO KELENE GARDENS,
Klamath County, 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 Bonnie R. Doran, an unmarried woman, as grantor, to Trans-america Title Insurance Co. as Trustee, for Commonwealth, Inc., an Oregon corporation, as beneficiary, dated April 12, 1971, recorded as Instrument No. 50806 in Vol. M71 at page 3412 of the Mortgage Records of Klamath County, Oregon, by reason of default in payment of the monthly installments payable to the beneficiary on February 1, 1973, in the amount of One hundred eighty-five dollars (\$185.00), and all monthly installments due thereafter on the first day of each month in the amount of One hundred eighty-five dollars (\$185.00) each, leaving a sum owing on the obligation secured by said trust deed in the amount of Nineteen thousand seven hundred five and 43/100 dollars (\$19,705.43) plus interest at the rate of seven per cent (7%) per annum from January 1, 1973 until paid, less Four hundred eleven and 94/100 dollars (\$411.94) 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.

[Signature]
Successor Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of VAN DYKE DUROY et al
this 11th day of DECEMBER A. D., 1973 at 12:53 o'clock PM, and duly recorded in
Vol. M 73 of MORTGAGES on Page 16052

FEE \$ 4.00

WM. D. MILNE, County Clerk
By *[Signature]* Deputy