

88602

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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
Jackie G. Lyon	5747 Delaware Klamath Falls, Oregon 97601
Lenetta J. Lyon	5747 Delaware 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 29, 19 74. 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 29, 19 74.

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:

William G. Holston
Notary Public for Oregon
My commission expires 4/8/77

(SEAL)

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
Jackie G. Lyon, et ux

Grantor

TO
Denton G. Burdick, Jr.

Trustee

AFTER RECORDING RETURN TO

Hutchinson, Schwab & Co.
1240 Ave. of the Stars, S.E.,
610-S.W. Cedar
Portland, Ore

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

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of April, 19 74,at 5:00 o'clock P.M., and recorded
in book 5674 on page 5674

Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

Title

By

Deputy

TRUSTEE'S NOTICE OF SALE

5675

Reference is made to that certain trust deed made, executed and delivered by JACKIE G. LYON and LENETTA J. LYON, husband and wife, as grantor, to TITLE INSURANCE COMPANY, an Oregon corporation, as trustee, to secure certain obligations in favor of THE LOMAS AND NETTLETON COMPANY, a corporation, as beneficiary, dated January 31, 1973, recorded February 6, 1973, in book M-73 at page 1258 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Tract 62, CLOVERDALE, Klamath County, Oregon.

ALSO: Drop-in range, vent fan and carpeting.

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:

Monthly payments in the sum of \$263 each for the months of December 1973 and January through April 1974, and late charges of \$52.60.

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 \$27,413.67 with interest thereon at the rate of 7 percent per annum from November 1, 1973 minus the sum of \$45.01 on account of balance in the reserve account as of the date of recording the notice of sale.

A notice of default and election to sell and to foreclose was duly recorded April 26, 1974, in book M-74 at page 5248 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 17th day of September, 1974, 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 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 29, 1974.

Deborah Y. Burchard
Successor - Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of HUTCHINSON, SCHWAB et al
this 7th day of MAY A.D., 1974 at 11:45 o'clock A.M., and duly recorded in
Vol. M 74 of MORTGAGES on Page 567b

FEE \$ 4.00

WM. D. MILNE, County Clerk
By *Hayden Drazil* Deputy