

1041

AFFIDAVIT OF MAILING NOTICE OF SALE

Vol. 75 1988

5708

STATE OF OREGON, County of Klamath, ss:

I, Richard M. Mollison

, 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

Edward J. Gueck, husband of Linda L. Gueck

6727 Shasta Way, Klamath Falls,
Oregon 97601

Linda L. Gueck, wife of Edward J. Gueck

6727 Shasta Way, Klamath Falls,
Oregon 97601

Mid-Pacific Industries, Inc.

c/o Mr. James S. Moir, President
and Registered Agent
Coburg Industrial Way (Registered
Office)
Coburg, Oregon 97401

Each of the notices so mailed was certified to be a true copy of the original notice of sale by me, Richard M. Mollison, 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 Klamath Falls, Oregon, on January 24, 1975. 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.

Richard M. Mollison

STATE OF OREGON, County of Klamath, ss:

January 24, 1975

Personally appeared the above named Richard M. Mollison, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his (X) voluntary act and deed.

Before me:

William J. Surine
Notary Public for Oregon
My commission expires Oct 3, 1978

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

TO Grantor

Trustee

AFTER RECORDING RETURN TO

(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

Reference is made to that certain trust deed made, executed and delivered by Edward J. Gueck and Linda L. Gueck, husband and wife, as grantor, to William Ganong, as trustee, to secure certain obligations in favor of First Federal Savings & Loan Association of Klamath Falls, as beneficiary, dated July 13, 1973, recorded July 16, 1973, in book M-73 at page 9080 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 7 in Block 4 SECOND ADDITION TO MOYINA, 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:

Monthly payment of \$271.00 due on July 25, 1974;
 Monthly payment of \$271.00 due on August 25, 1974;
 Monthly payment of \$271.00 due on September 25, 1974;
 Monthly payment of \$271.00 due on October 25, 1974;
 Monthly payment of \$271.00 due on November 25, 1974; and
 Monthly payment of \$271.00 due on December 25, 1974.

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 principal sum of \$29,028.00, plus interest thereon at the rate of 10% per annum from September 4, 1974, until paid.

A notice of default and election to sell and to foreclose was duly recorded January 23, 1975, in book M-75 at page 1050 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 30th day of May, 1975, at the hour of 10:45 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the law offices of Ganong & Sisemore, 540 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 Klamath Falls, Oregon, January 23, 1975.

William Ganong
 Trustee

State of Oregon, County of Klamath, ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls, Oregon, this 23rd day of January, 1975.

of Attorneys for said Trustee.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of RICHARD M. MOLLISON

this 27th day of May A. D., 1975 at 11:00 o'clock A. M., and duly recorded in

Vol. M 75, of MORTGAGES on Page 5768.

FEE \$ 4.00

WM. D. MILNE, County Clerk

By *Hazel Drazic* Deputy