

7120
H. 26283
STATE OF OREGON, County of Multnomah, ss:

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I, Victor W. VanKoten, 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
Leslie G. Clemens	P. O. Box 102, Chehalis, WA 98532
Susan Lynn Clemens	P. O. Box 102, Chehalis, WA 98532
Daniel Vernon Johnson	4306 Pepperwood, Klamath Falls, OR 97601
Janeet Lee Johnson	4306 Pepperwood, Klamath Falls, OR 97601

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Dean P. Gisvold, 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 October 3, 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.

Victor W. VanKoten
Victor W. VanKoten

STATE OF OREGON, County of Multnomah, ss: October 3, 1975.

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

(SEAL)

Before me: Donna C. Whitesides
Notary Public for Oregon. My commission expires 10-5-78

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
Victor W. VanKoten
1408 Standard Plaza
Portland, OR 97204

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

STATE OF OREGON,

ss.

County of

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

14178

Reference is made to that certain trust deed made, executed and delivered by LESLIE G. CLEMENS and SUSAN LYNN CLEMENS, husband and wife, as grantor, to Klamath County Title Co. as trustee, to secure certain obligations in favor of FIRSTBANK MORTGAGE CORPORATION, as beneficiary, dated June 22, 1973, recorded July 2, 1973, in the mortgage records of Klamath County, Oregon, in book M 73 at page 8340, or as hereinafter set forth, covering the following described real property situated in said county and state, to-wit:

Lot 21 of Block 5 of Tract #1025 Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Daniel Vernon Johnson and Janeen Lee Johnson, husband and wife, are the present fee owners of the subject property. Sherwood & Roberts, Inc., a Washington corporation is the present beneficiary under the deed of trust by virtue of an assignment recorded January 14, 1974*** 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:

Payments in the sum of \$156 each, due March 1, 1975, April 1, 1975, May 1, 1975, June 1, 1975, July 1, 1975, August 1, 1975 and September 1, 1975.

*** in Vol. M 74, page 427, Mortgage Records of Klamath County, OR. Victor V. VanKoten is the successor trustee by virtue of an appointment dated September 19, 1975 and recorded on the 29th day of September, 1975.

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:

Principal balance is \$17,783.64 plus interest at 7% per annum from February 1, 1975.

A notice of default and election to sell and to foreclose was duly recorded September 29, 1975, in Vol. M 75 at page 11814 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 29th day of February, 1976, at the hour of 9:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front steps, Klamath 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, October 3, 1975.

Victor W. VanKoten

Successor Trustee

State of Oregon, County of Multnomah, 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 Portland, Oregon, this 3rd day of October, 1975.

Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 12 day of Nov. A.D., 1975, at 3:12 o'clock p.m., and duly recorded in

Vol. M 75 of Mortgages on Page 14177

6.00

WM. D. MILNE, County Clerk

Deputy

12 PM 3 12