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MTC 4621

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 78 Page 5930

STATE OF OREGON  
COUNTY OF MULTNOMAH

ss.

I, DON C. WEEGE, 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 made, executed and delivered by LARRY D. SPRAGUE and RENEE SPRAGUE, husband and wife

as Grantor, to MOUNTAIN TITLE COMPANY  
as Trustee, to secure certain obligations in favor of  
FIRST NATIONAL BANK OF OREGON  
as Beneficiary, dated December 9 1976, and recorded December 10 of the  
1976, in (ss) book M-76 at page 19857  
record of mortgages of Klamath County, Oregon.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by certified mail to each of the following-named persons at his respective last known address, to wit:

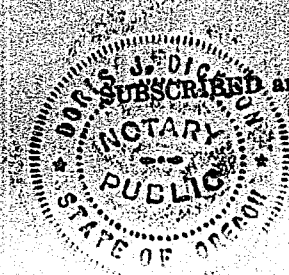
Renee Sprague  
565 Charlotte Way  
Livermore, California 94551

Fred Coreneberg  
700 Roseway Drive  
Klamath Falls, Oregon 97601

Bill Vancie  
700 Roseway Drive  
Klamath Falls, Oregon 97601

The notices so mailed were certified to be true copies of the original notice of sale by Don C. Weege, attorney for the trustee named in said notice; such copies were contained in sealed envelopes with postage thereon fully prepaid, and were deposited by me in the United States post office at Portland, Oregon, on December 16 1977. Said notices were 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.

Don Weege



and sworn to before me this

19<sup>th</sup> day of December, 1977

Doris J. Dickson  
Notary Public for Oregon  
My commission expires: 1/20/79



# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON  
COUNTY OF MULTNOMAH } ss.

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I, DON C. WEEGE, being first duly sworn,  
depose, say and certify that:

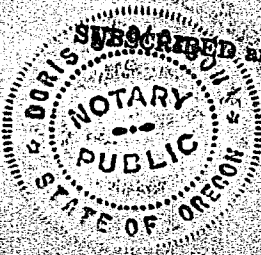
At all times hereinafter mentioned I was and now am a resident of the state of Oregon, a competent person over the age of twenty-one years and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of that certain trust deed made, executed and delivered by LARRY D. SPRAGUE and RENEE SPRAGUE, husband and wife, as Grantor, to MOUNTAIN TITLE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON as Beneficiary, dated December 9, 19 76, in ~~the~~ book M-76 at page 19857, 19 76, and recorded December 10, 19 76, of Klamath County, Oregon.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by certified mail to each of the following-named persons at his respective last known address, to wit:

Larry D. Sprague  
700 Roseway Drive  
Klamath Falls, Oregon 97601

Renee Sprague  
700 Roseway Drive  
Klamath Falls, Oregon 97601

The notices so mailed were certified to be true copies of the original notices of sale by Don C. Weege, attorney for the trustee named in said notice; such copies were contained in sealed envelopes with postage thereon fully prepaid, and were deposited by me in the United States post office at Portland, Oregon, on December 5, 19 77. Said notices were 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.



Don C. Weege  
Subscribed and sworn to before me this 6th day of December, 19 77  
Doris J. Dickson  
Notary Public for Oregon  
My commission expires: 1/20/79



# TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by LARRY D. SPRAGUE and RENEE SPRAGUE, husband and wife as Grantor, to MOUNTAIN TITLE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON as Beneficiary, dated December 9, 1976, and recorded December 10, 1976, in (am) book M-76 at page 19857, of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

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The West 11 feet of Lot 43 the East 34 feet of Lot 44, and the East 34 feet of Lot 59, and the vacated alley adjacent thereto, Roselawn, a subdivision of Block 70, Buena Vista Addition to the city of Klamath Falls, according to the official plat thereof on file in the office of the county clerk, Klamath County, Oregon, including the following fixture:

RICHARD A. EDWARDS

Bar, was appointed successor trustee by a certain instrument dated November 16, 1977, in (am) book M-77 at page 22395, recorded November 17, 1977, of the record of mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee. Beneficiary has elected to sell 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 the failure of Grantor to pay when due the following sums owing on said obligations:

\$208.39 due Jun 1, 1977  
\$208.39 due Jul 1, 1977  
\$208.39 due Aug 1, 1977  
\$208.39 due Sep 1, 1977  
\$208.39 due Oct 1, 1977  
\$208.39 due Nov 1, 1977

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent. By reason of said default 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:

\$21,408.50, together with interest thereon at the rate of 8 percent per annum from May 1, 1977, until paid, less balance, if any, in loan trust fund account at time of sale.

An amended notice of default and election to sell and to foreclose was duly recorded on December 1, 1977, in (am) book M-77 at page 23249, of said record of mortgages, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee or Trustee's attorneys will, on Tuesday, the 2nd day of May, 1978, at the hour of 11:00 a.m., Standard Time as established by ORS 187.110, at the offices of Ganong & Sisemore, Attorneys at Law, 540 Main Street, 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 said described real property which Grantor had or had power to convey at the time of the execution by Grantor of said trust deed, together with any interest which Grantor or the successors in interest to Grantor acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including the cost of title search, a reasonable charge by Trustee, and a reasonable attorneys' fee for Trustee's attorneys. Notice is given that Grantor or any person named in Section 86.760 of Oregon Revised Statutes has the right at any time prior to five days before the Trustee's sale to require that the foreclosure proceeding be dismissed and the deed reinstated by the payment of the entire amount due (other than such portion of the principal as would be due had no default occurred) under the terms of said trust deed and the obligations secured thereby, including costs and expenses actually incurred and Trustee's and attorneys' fees as provided by ORS 86.760.

By construing this notice and whenever the context hereof so requires, the word "Grantor" includes any person in interest of 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 "Beneficiary" includes any successor in interest of Beneficiary named in the trust deed.

SD at Portland, Oregon, December 1, 1977.

Richard A. Edwards  
900 S.W. Fifth Avenue  
Portland, Oregon 97204  
(503) 224-5858