



56441

AFFIDAVIT OF MAILING NOTICE OF SALE

Vol. ^m 78 Page 22623

STATE OF OREGON, County of Klamath, ss:

I, D. L. HOOTS, 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

Patricia Ann Greene,
c/o Her Attorney, Donald M. Pinnoch,
515 East Main Street
Ashland, OR 97520

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

D. L. HOOTS

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 October 10, 1978. 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 Klamath, ss:

October 10, 1978.

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

(SEAL) CLIC

Before me:

Notary Public for Oregon. My commission expires

10-21-79

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

NICHOLUS V. CASTREOTTA

Grantor

TO

D. L. HOOTS

Trustee

AFTER RECORDING RETURN TO

D. L. Hoots
2261 S. 6th St., Suite 2
Klamath Falls, OR 97601

(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

78 OCT 10 PM 3 13

890A

TRUSTEE'S NOTICE OF SALE

22624

Reference is made to that certain trust deed made, executed and delivered by

NICHOLUS V. CASTREOTTA

as grantor, to
 D. L. HOOTS, as trustee, to secure certain
 obligations in favor of SECURITY SAVINGS & LOAN ASSOCIATION, as beneficiary,
 dated March 15, 1976, recorded March 15, 1976, in the mortgage records of
 Klamath County, Oregon, in book M-76 at page 3717, or as file number 11377,
 reel number (indicate which), covering the following described real property situated in said
 county and state, to-wit:

Lot 23 of VILLA ST. CLAIR, 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:

\$251.00 due June 1, 1978 together with a late charge of \$3.07
 \$251.00 due July 1, 1978 together with a late charge of \$3.07
 \$251.00 due August 1, 1978 together with a late charge of \$3.07
 \$251.00 due September 1, 1978 together with a late charge of \$3.07
 \$251.00 due October 1, 1978 together with a late charge of \$3.07

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 \$19,003.07, together with interest at the rate of 8 3/4% per annum from May 1, 1978, real property taxes in the sum of \$314.03.

A notice of default and election to sell and to foreclose was duly recorded October 6, 1978, in book M-78 at page 22384 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on the 20th day of February, 1978, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 2261 S. 6th Street, Suite 2, 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, October 10, 1978.

D. L. HOOTS

Trustee

State of Oregon, County of _____, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of October, A.D., 1978 at 3:13 o'clock P.M., and duly recorded in Vol. M78 of Mortgages on Page 22623.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernice Adelsch Deputy