

8071

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

Vol. M82, Page 181

STATE OF OREGON, County of Jackson, ss:

I, Patrick G. Huycke

, 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 eighteen 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

Brian O'Maicin

201 Alameda
Klamath Falls, Oregon 97601

Brian O'Maicin

P. O. Box 1364
Klamath Falls, Oregon 97601

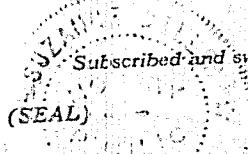
Brian O'Maicin

115-C Main Street
Rogue River, Oregon 97537

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Patrick G. Huycke, 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 Medford, Oregon, on December 3, 1981. 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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.



Subscribed and sworn to before me this 3 day of December, 1981

Suzanne Keller
Notary Public for Oregon. My commission expires 4/18/85

Public'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 TO GRANTOR, SUCCESSOR IN INTEREST TO
GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

Brian O'Maicin

Grantor

TO
Patrick G. Huycke

Successor

Trustee

AFTER RECORDING RETURN TO
Patrick G. Huycke
132 West Main, Suite 204
Medford, Oregon 97501-2780

STATE OF OREGON.

County of ss.
I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

By Deputy

TRUSTEE'S NOTICE OF SALE

On April 20, 1982, at 11:00 o'clock a.m. standard time as established by ORS 187.110, at 407 Main Street, Klamath Falls, Klamath County, Oregon, the undersigned Successor, Trustee will sell all of the right, title and interest of Brian O'Maicin in the following described real property:

That portion of Lot 15 in Block 42 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon and that portion of Block 1A of WILLIAMS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the Southeasterly corner of said Lot 15 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and also the Northeasterly corner of Block 1A of WILLIAMS ADDITION to said City and running thence South 20° 55' East along the Southwesterly line of Pacific Terrace, a distance of 66.7 feet to a point which is the Southeasterly corner of said Block 1A; thence North 66° 05' West along the Southwesterly boundary of said Block 1A a distance of 117.0 feet to a point; thence North 41° 20' East a distance of 20.9 feet to a point that is on the boundary line between said Lot 15 and Block 1A mentioned above; thence continuing on the same bearing a distance of 73 feet to a point on the Easterly line of said Lot 15; thence South 20° 55' East along the Southwesterly line of Pacific Terrace, a distance of 59.5 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1980-81, due and payable.
Amount: \$756.06, plus interest. Account No. 1-3621
Tax Lot 71.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 21, 1977
Recorded: October 21, 1977
Volume: M77, page 20255, Microfilm Records of Klamath County, Oregon
Amount: \$24,480.00
Grantor: Brian O'Maicin
Trustee: D. L. Hoots
Beneficiary: Security Savings and Loan Association

Request for copy of Notices of Default and Sale, recorded July 29, 1980 in Volume M80, page 13972, Microfilm Records of Klamath County, Oregon.

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: July 11, 1980
 Recorded: July 14, 1980
 Volume: M80, page 12989, Microfilm Records of Klamath County, Oregon.
 Amount: \$10,000.00
 Grantor: Brian O'Maicin
 Trustee: William L. Sisemore
 Beneficiary: Town & Country Mortgage & Investment, Co.

The beneficial interest under said Trust Deed was assigned by instrument,
 Dated: July 11, 1980
 Recorded: July 14, 1980
 Volume: M80, page 12992, Microfilm Records of Klamath County, Oregon
 To: Robert B. Kennedy

Both the beneficiary and the successor trustee have elected to sell the above described property to satisfy the obligations owing by the grantor to the beneficiary pursuant to the terms of the trust deed from Brian O'Maicin as Grantor to Mountain Title Company the original trustee for George C. Chandler and Lucille L. Chandler as beneficiary, dated July 25, 1980, recorded on July 28, 1980 as Instrument #87452 of the Mortgage Records of Klamath County, Oregon, by reason of the following described default for which this foreclosure is made:

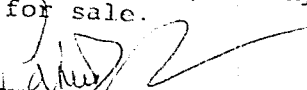
Grantor's failure to pay when due the following sums owing on said obligation which sums are now past due, owing and delinquent:

The principal balance and accrued interest owing on July 18, 1981 pursuant to the terms of the promissory note executed by Grantor. Failure to pay late charges owing in the amount of \$606.00, late charges being due August 2, 1981.

The balance due on the obligation secured by said Trust Deed is:

The sum of Twelve Thousand and No/100 (\$12,000.00) Dollars, plus interest thereon at the rate of twelve (12%) percent per annum from June 18, 1981 until paid, plus the further sum of \$606.00 as late charges, and plus all expenses advanced by the beneficiary pursuant to Trust Deed.

Notice is given that any person named in ORS 86.760 has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due at the time of reinstatement (other than such portion of principal as would not then be due had no default occurred), together with costs and expenses incurred, trustee's and attorney's fees, at any time prior to five (5) days before the date set for sale.


 Successor Trustee

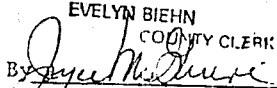
STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

7 day of January A.D., 1982 at 2:09 o'clock P M., and duly recorded in

Vol M 82 of Mtge on page 181.

Fee \$12.00

EVELYN BIEHN
 COUNTY CLERK
 By  Deputy