

3844

MT-11036

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

STATE OF OREGON)
) ss.
 County of Multnomah)

I, Susan K. Auer, being first duly sworn, depose
 and say:

At all times hereinafter mentioned, I was and now
 am a resident of the State of Oregon, a competent person
 over the age of 18 years and not the beneficiary or his
 successor in interest named in the attached copy of the
 Trustee's Notice of Sale given under the terms of that cer-
 tain Deed of Trust described therein.

I gave notice of the sale of the real property
 described in the attached Trustee's Notice of Sale by
 mailing a copy thereof, together with a copy of the Notice
 of Default and Election to Sell, to each of the following
 named persons at the address listed:

Brian O'Maicin
 303 S. 5th
 Klamath Falls, Oregon 97601
 Date Mailed: February 22, 1982

Brian O'Maicin
 P.O. Box 1365
 Klamath Falls, Oregon 97601
 Date Mailed: February 22, 1982

Brian O'Maicin
 220 Pacific Terrace
 Klamath Falls, Oregon 97601
 Date Mailed: February 22, 1982

92 MAR 19 PM 12 19

Robert Whisler
220 Pacific Terrace
Klamath Falls, Oregon 97601

Date Mailed: February 22, 1982

Town and Country Mortgage
and Investment Co.
c/o William L. Sisemore, Esq
First Federal Building
540 Main Street
Klamath Falls, Oregon 97601

Date Mailed: February 22, 1982

Robert B. Kennedy
c/o William L. Sisemore, Esq.
First Federal Building
540 Main Street
Klamath Falls, Oregon 97601

Date Mailed: February 22, 1982

George C. Chandler
c/o Patrick G. Huycke, Esq.
Suite 204
132 West Main Street
Medford, Oregon 97501

Date Mailed: February 22, 1982

Lucille L. Chandler
c/o Patrick G. Huycke, Esq.
Suite 204
132 West Main Street
Medford, Oregon 97501

Date Mailed: February 22, 1982

Secured Financial Investments
P.O. Box 4744
Medford, Oregon 97501

Date Mailed: February 22, 1982

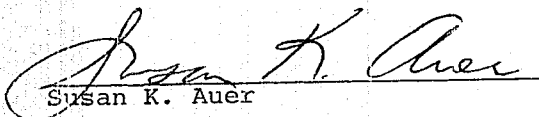
Brian O'Maicin
P.O. Box 1364
Klamath Falls, Oregon 97601

Date Mailed: March 3, 1982


Said persons include the grantor in the Deed of

Trust, any successor in interest to the grantor whose interest appears of record or of whose interest the Successor Trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of said notices so mailed was certified to be a true copy of the original by Valerie D. Fisher, of attorneys for the Successor 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 the date listed above. Each of said notices was mailed by certified mail - return receipt requested. Each of said notices was mailed after the Notice of Default and Election to Sell described in said Trustee's Notice of Sale was recorded and at least 120 days before the day fixed in said Notice by the Successor Trustee for the trustee's sale.


Susan K. Auer

Subscribed and sworn to before me this 9th day of March, 1982.


Notary Public for Oregon
My Commission expires: 4-9-83

After recording, return to:

Valerie D. Fisher
Lindsay, Hart, Neil & Weigler
111 S.W. Columbia, Suite 700
Portland, Oregon 97201

EXHIBIT "A"

* The beneficiary's interest of Security Savings and Loan Association was acquired by American Savings and Loan Association, a Utah corporation, by Assignment of Beneficial Interest in Trust Deeds and Mortgages dated May 22, 1981, recorded May 29, 1981, in Volume M81, Page 9603 of the Mortgage Records of Klamath County, Oregon. Accordingly, Willamette Savings & Loan Association, a Division of American Savings and Loan Association, is now the beneficiary.

EXHIBIT "B"

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 said 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.

TRUSTEE'S NOTICE OF SALE

3028

Reference is made to that certain trust deed made, executed and delivered by Brian O'Maicin, as grantor, to D. L. Hoots *, as trustee, to secure certain obligations in favor of Security Savings and Loan Association (**See Sch. A), as beneficiary, dated October 21, 1977, recorded October 21, 1977, in the mortgage records of Klamath County, Oregon, in Book 2247 volume No. M77, at page 20255, ~~xxx~~ ~~donor's fee for instrument recording tax~~ ~~and recording fee~~ covering the following described real property situated in said county and state, to-wit:

See Schedule B attached.

* Robert W. Palmer, an attorney who is an active member of the Oregon State Bar, was appointed Successor Trustee by a certain instrument dated January 19, 1982, recorded January 29, 1982, in Volume M82, Page 1198, of the Mortgage Records of Klamath County, Oregon and is hereby vested with all powers of said former Trustee. 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:

\$205.63 due August 1, 1981	Additional events of default are
\$205.63 due September 1, 1981	the failure to pay 1980-81 taxes,
\$205.63 due October 1, 1981	plus interest, and 1981-82 taxes,
\$205.63 due November 1, 1981	plus interest.
\$205.63 due December 1, 1981	
\$205.63 due January 1, 1982	
Plus \$20.55 late charges.	

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:

\$23,371.91, together with interest thereon at the rate of 9.00 percent per annum from July 1, 1981, until paid, less balance, if any, in the loan trust fund account at the time of sale, plus unpaid taxes, if any, plus interest.

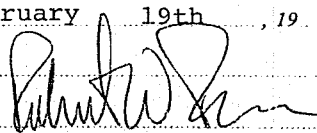
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A notice of default and election to sell and to foreclose was duly recorded February 11, 1982, in Book M82 at page 1808 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday, the 7th day of July, 1982, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Main Entrance of Klamath County Courthouse, 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, February 19th, 1982.


Successor 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.

DATED at _____, Oregon, this _____ day of _____, 19____.

Attorney for said Trustee

SCHEDULE A

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SCHEDULE B

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Ref. to:

Suite 100 Columbia Sq.
111 SW Columbia
Portland, OR 97201

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~separate~~ _____
this 10 day of March A. D. 19 82 at 12:19 o'clock P M., and
duly recorded in Vol. M 82, of Mtge on Page 3023

Fee \$32.00

By Joyce McChure EVELYN BIERN, County Clerk