

SK

15190

## TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made, executed and delivered by RICHARD A. MEYER and KATHLEEN J. MEYER, husband and wife, as grantor, to NEAL H. BELL, as trustee, to secure certain obligations in favor of PACIFIC WEST MORTGAGE CO., an Oregon corporation, as beneficiary, dated December 14, 1981, recorded December 18, 1981, in the mortgage records of Klamath County, Oregon, in book M-81 at page 21614, or as file number \_\_\_\_\_, reel number \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 6, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of 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:

\$500.02 on January 18, 1982  
\$500.02 on February 18, 1982  
\$500.02 on March 18, 1982

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 of \$26,880.00, plus interest as of March 30, 1982, of \$1,608.08, with a per diem of \$17.607 thereafter.

A notice of default and election to sell and to foreclose was duly recorded April 1, 1982 in book M-82 at page 4148 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 7th day of September, 1982, at the hour of 10.00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps of 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 Stayton, Oregon, April 2, 1982

Neal H. Bell

Trustee

State of Oregon, County of Marion, 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 Stayton, Oregon, this 2 day of April, 1982

Attorney for said Trustee



## AFFIDAVIT OF MAILING NOTICE OF SALE

11596

STATE OF OREGON, County of Marion, ss:I, Darlene M. Lawrence, 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
Richard A. Meyer	1500 Worden Avenue Klamath Falls, OR 97601
Kathleen J. Meyer	1500 Worden Avenue Klamath Falls, OR 97601

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal H. Bell, 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 Stayton, Oregon, on April 2, 1982. 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.

Darlene M. Lawrence

STATE OF OREGON, County of Marion, ss: September 1, 1982.

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

Before me:

Joan Silbernagel  
Notary Public for Oregon  
My commission expires 2/24/84

(SEAL)

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

RICHARD A. MEYER  
and KATHLEEN J. MEYER

Grantor

TO  
NEAL H. BELL

Trustee

AFTER RECORDING RETURN TO  
Neal H. Bell  
BELL & BELL  
P. O. Box 497  
Stayton, OR 97383

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
2 day of September, 1982,  
at 11:19 o'clock A.M., and recorded  
in book M 82 on page 11595.  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

By Joan Silbernagel County Clerk—Recorder.

Fee \$8.00

Deputy.