

17618

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

Vol 1782 page 16102

STATE OF OREGON, County of Klamath, SS:

I, MARY LOU AYLING

, 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

SUSAN J. ALEXANDER

P. O. Box 3604
Van Nuys, CA 91401

Lot 3, Block 34 of Tract 1184, Oregon Shores Unit 2, 1st Add

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 Andrew A. Patterson, Ass't. Secretary, ~~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 July 19, 19 82. 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 19th day of July, 19 82

Mary Lou Ayling
Mary Lou Ayling

Notary Public for Oregon, My commission expires 2/19/85

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

RE: Trust Deed from

Susan J. Alexander

Grantor

TO
Transamerica Title Ins. Co.

Trustee

AFTER RECORDING RETURN TO

Tulic / TA

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.

NAME

TITLE

By _____ Deputy

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

16103

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by as grantor, to Susan J. Alexander, an unmarried woman as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES INC., a Calif. Corp. as beneficiary, dated February 11, 1979, recorded April 20, 1979, in the mortgage records of Klamath County, Oregon, in book/fee/instrument/microfilm No. M79 at page 8843, or as document/fee/title/instrument/microfilm No. (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 3 in Block 34 of Tract 118A, Oregon Shores, Unit 2, 1st Addition

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: monthly installments of principal and interest for the months of November, December, 1981, January, February, March, April, May, June, 1982 in the amount of \$67.70 each; and subsequent installments in like amounts, and subsequent Assessment dues

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: \$4,910.80 plus interest thereon at the rate of 8.5 percent per annum from October 1, 1981 until paid and all sums expended by the beneficiary pursuant to the terms and provisions of the note and deed of trust

A notice of default and election to sell and to foreclose was duly recorded July 1, 1982, in book M 82 at page 8333 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on TUESDAY, the 30th day of November, 1982, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance to the 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 Klamath Falls, Oregon, July 19, 1982.

TRANSAMERICA TITLE INSURANCE COMPANY INC.
BY: *Andrew A. Patterson*
Trustee

State of Oregon, County of Klamath, ss: Assistant Secretary
I, the undersigned, certify that I am the authorized officer or attorney 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 Klamath Falls, Oregon, this 19th day of July, 1982.

TRANSAMERICA TITLE INSURANCE COMPANY INC.
BY: *Andrew A. Patterson*
Assistant Sec'y

Affidavit of Publication

16104

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#117 Trustee's Sale-Alexander

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~consecutive~~ consecutive week s ~~days~~,

(4 insertion s) in the following issue s: —

October 19, 1982

October 26, 1982

November 2, 1982

November 9, 1982

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 9th
day of November 19 82

Rita Becker
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made, executed and delivered by Susan J. Alexander, an unmarried woman, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY INC., a Calif. Corp., as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES INC., a Calif. Corp., as beneficiary, dated February 11, 1979, recorded April 20, 1979, in the mortgage records of Klamath County, Oregon, in book No. M79 at page 8843, covering the following described real property situated in said county and state, to-wit: Lot 3 in Block 34 of Tract 1184, Oregon Shores Unit 2, 1st Addition. 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: monthly installments of principal and interest for the months of November, December, 1981, January, February, March, April, May, June, 1982 in the amount of \$47.70 each; and subsequent installments in like amounts, and subsequent Assessment dues.

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: \$4,910.80 plus interest thereon at the rate of 8.5 percent per annum from October 1, 1981 until paid; and all sums expended by the beneficiary pursuant to the terms and provisions of the note and deed of trust.

A notice of default and election to sell and to foreclose was duly recorded July 1, 1982, in book M 82 at page 8333 of said mortgage records; reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on Tuesday, the 30th day of November, 1982, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance to the 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 Klamath Falls, Oregon, July 19, 1982.
TRANSAMERICA TITLE INSURANCE COMPANY INC.
BY: Andrew A. Patterson, Trustee
#117 Oct. 19, 26, Nov. 2, 9, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 30 day of Nov A.D. 1982 at 9:54 o'clock A.M. and
duly recorded in Vol. MB2 of Mtge on a c 16102

Fee \$12.00

By Joyce M. Shaw County Clerk