71-38-24730-0----FORM No. 890A

-Oregon Trust Deed Series-AFFIDAVIT OF MAILING 120-DAY NOTICE.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

161

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

STATE OF OREGON, County of Klamath ......, ss:

I, MARY LOU AYLING

17618

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:

ADDRESS

SUSAN J. ALEXANDER

P. O. Box 3604 Van Nuys, CA 91401

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890A

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 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, acometry 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 copy was contained in a sealed envelope, with possage thereon rully prepaid, and was deposited by the in the onned 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 ration and any other legal or commercial entity.

Subscribed and sworn to before me this 19 thday of July 19 82 Subscribed and sworn to before me this 19 thday of July 19 82 Pustisties's Noire, Mn original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing allidavit. AfFIDAVIT OF MAILING TRUSTEE'S NOTICE OF GRANTOR, AND PERSON REQUESTING NOTICE RE: Trust Deed from Susan J. Alexander Transamerica Title Ins. Co. AFTER RECORDING RETURN TO AFTER RECORDING RETURN TO AFTER RECORDING RETURN TO Mary Use Ni Susan J. Th After Recording RETURN TO Mary Use Ni Susan J. Th Mary Use Ni Susan J. Alexander Mary Mard and seal of Mary Use Ni Susan J. Trustee By			inusice, and posses	
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## TRUSTEE'S NOTICE OF SALE

PORTLAND, OREGON STR

16103

TEVENS NESS LAW PUBLISHING CO.

Reference is made to that certain trust deed made, executed and delivered by ..... , as grantor, to Susan J. Alexander, an unmarried woman 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, document/fee/file/instrument/microfihn - No. ------(indicate-which), covering the following described real

property situated in said county and state, to-wit:

Lot 3 in Block 34 of Tract 1182, 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 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 and delinquent:

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 \_\_\_\_\_, 19 82, in book WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on ..... TUESDAY , the cas established by Section 187.110, Oregon Revised Statutes, at the front entrance to the County..., Courthouse Klamath Falls , County of Klamath Statutes S 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 singlar 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.

, 19 82 . DATED at Klamath Falls, Oregon, July 19, TRANSAMERICA TIRLE (INSURANCE COMPANY INC Trustee

I, the undersigned, certify that I am the thomas of the second seco 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 THANSAMERICA TITLE INSURANCE COMPANY INC. XANOTRO Assistant Sec'y Patterson, Α. Andrew

## **Affidavit of Publication**

**161**04

STATE OF OREGON, COUNTY OF KLAMATH

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 <u>four</u> <u>resources</u> consecutive week s desces, (<u>4</u> insertion s) in the following issue s: <u>October 19, 1982</u>

October 26, 1982

November 2, 1982

November 9, 1982

Total Cost: \$187.20 ren Z Tarsons

Subscribed and sworn to before me this 9th November 19 82 = Notary Public of Oregon -> 200 commission expire Ĭ

