

17622

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

Vol. M82 Page 16116

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  
MARK ADAMS

ADDRESS  
2843 A PARK DR.,  
Honolulu, HI 96817

Lot 26 Block 27 Tract 1113, Oregon Shores Unit 2

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, XXXXX 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, 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.

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, 1982.

(SEAL)

Notary Public for Oregon. My commission expires 2/14/85

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

Mark Adams

Grantor

TO  
Transamerica Title

Trustee

AFTER RECORDING RETURN TO

MARY LOU / TA

Tulic

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.)

OE

## TRUSTEE'S NOTICE OF SALE

16117

Reference is made to that certain trust deed made, executed and delivered by ..... as grantor, to MARK ADAMS, a single man....., as trustee, to secure certain obligations in favor of TRANSAMERICA TITLE INSURANCE COMPANY INC., a Calif. Corp..... as beneficiary, dated 6/13, 19 78, recorded August 4, 19 78, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M 78 at page 17031, or as document/fee/file/instrument/microfilm No. .... (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 26 in Block 27 Tract 1113, Oregon Shores Unit 2

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 December, 1981, January, February, March, April, May, June, 1982, in the amount of \$53.51 each; and Subsequent installments in like amounts And Assessment dues in the amount of \$79.00 and subsequent installments

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: \$3,331.95 plus interest thereon at the rate of 8% per annum from November 30, 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 8338 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, 19 82, 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 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.

DATED at Klamath Falls, Oregon, July 19, 19 82.

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 undersigned and the undersigned 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

Andrew A. Patterson, Ass't. Secretary

# Affidavit of Publication

16118

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

#115 Trustee's Sale-Mark Adams

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

Leta Bischa  
Notary Public of Oregon

My commission expires 15 19 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 MARK ADAMS, a  
single man, as grantor, to  
TRANSAMERICA TITLE IN-  
SURANCE 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 June 13, 1978,  
recorded August 4, 1978, in the  
mortgage records of Klamath  
County, Oregon, in book No. M 78  
at page 17031, covering the follow-  
ing described real property situ-  
ated in said county and state, to-wit:  
Lot 24 in Block 27 of Tract 1113,  
Oregon Shores Unit 2.  
Both the beneficiary and the  
trustee have elected to sell the said  
real property to satisfy the obliga-  
tions secured by said trust deed  
and to foreclose said deed by  
advertisement and sale; the de-  
fault 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  
December, 1981, January, Febru-  
ary, March, April, May, June, 1982  
in the amount of \$33.51 each; and  
Subsequent Installments in like  
amounts And Assessment dues in  
the amount of \$79.00 and subse-  
quent installments.  
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 pay-  
able said sums being the follow-  
ing, to-wit:  
\$3,331.95 plus interest thereon at  
the rate of 8% per annum from  
November 30, 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 8338 of said mortgage  
records, reference thereto hereby  
being expressly made.  
WHEREFORE, NOTICE  
HEREBY IS GIVEN That the  
undersigned trustee will on Tues-  
day, 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  
84.760 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 at-  
torney'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" in-  
cludes 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 suc-  
cessor in interest of the  
beneficiary named in the trust  
deed.  
DATED at Klamath Falls, Oregon,  
July 19, 1982.  
TRANSAMERICA TITLE IN-  
SURANCE COMPANY, INC.  
BY: Andrew A. Patterson, Trustee  
#115 Oct. 19, 26, Nov. 2, 9, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 30 day of Nov A.D. 19 82 at 9:54 o'clock A.M. and  
duly recorded in Vol. MB2 of ME page 20 of 16118

Fee \$12.00

By Joyce K. Kellum  
EVALYN O'HEA, Clerk