

18335

Vol 182 Page 17692



**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, Julie Beebe, 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

Mr. Clayton Thompson

6600 Willowleaf Drive
Citrus Heights, CA 95610

Anne Marie Thompson

6600 Willowleaf Drive
Citrus Heights, CA 95610

Lot 3 Blk 28 OREGON SHORES UNIT 2 TR 1113

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, Assistant 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 August 12, 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.

Julie Beebe

Subscribed and sworn to before me this 12th day of August, 1982.

(SEAL)

Joseph L. Aghaj
Notary Public for Oregon. My commission expires 11/16/84

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

Clayton & Anne Marie Thompson

Grantor

TO

Transamerica Title Insurance Company

Trustee

AFTER RECORDING RETURN TO

T/A - Julie

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 not/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.


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

NAME

TITLE

By _____

Deputy

17693 

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Clayton Thompson, Jr., also known as Clayton Thompson and Anne Marie Thompson, Jr. _____, as grantor, to Transamerica Title Insurance Company Inc. _____, as trustee, to secure certain obligations in favor of Wells Fargo Realty Services, Inc., a California Corporation as beneficiary, dated May 19 _____, 1978, recorded September 25 _____, 1978, in the mortgage records of Klamath _____ County, Oregon, in book/reel/volume No. M-78 _____ at page 21156 _____, ~~xxx~~ ~~document file, the instrument, the form to~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 3 in Block 28 of Tract 1113-Oregon Shores-Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

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 due February, March, April, May, June and July, 1982 in the amount of \$45.67 each; and subsequent installments in like amounts; and subsequent installments of assessment dues under the terms and provisions of the Note and Deed of Trust.

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: \$3,155.14 plus interest thereon from January 15, 1982 at the rate of (8.0%) EIGHT PERCENT PER ANNUM 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 August 11, 1982, in book M-82 at page 10359 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 14th day of December, 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 of 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, August 11, 1982

TRANSAMERICA TITLE INSURANCE COMPANY INC.

Trustee

State of Oregon, County of Klamath

Assistant^{SS} Secretary

I, the undersigned, certify that I am the ^{Assistant Secretary} ~~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 Klamath Falls, Oregon, this 11th day of August, 1982

TRANSAMERICA TITLE INSURANCE COMPANY

~~Attorney for said~~ Trustee

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

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

#178 Trustee's Sale-Thompson

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: —

November 2, 1982

November 9, 1982

November 16, 1982

November 23, 1982

Total Cost: \$195.00

Sarah L. Parsons

Subscribed and sworn to before me this 23rd
day of November 19 82

Leta Buckner
Notary Public of Oregon

My commission expires Jan 15 19 83

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed (and
delivered by Clayton Thompson
(CO), also known as Clayton HERE)
Thompson and Anne Marie
Thompson, Jr., as grantor, to
Transamerica Title Insurance
Company, as trustee, to secure
certain obligations in favor of
Wells Fargo Realty Services, Inc.,
a California Corporation, as
beneficiary, dated May 19, 1978,
recorded September 25, 1978, in the
mortgage records of Klamath
County, Oregon, in book No. M-78
at page 21156, covering the follow-
ing described real property situat-
ed in said county and state, to-wit:
Lot 3 in Block 28 of Tract 1113
Oregon Shores Unit 2 as shown on
the map filed on December 9, 1977,
in Volume 21, Page 20 of Maps in
the Office of the County Recorder
of said County.

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 due
February, March, April, May,
June and July, 1982 in the amount
of \$45.67 each; and subsequent
installments in like amounts; and
subsequent installments of
assessment dues under the terms
and provisions of the Note and
Deed of Trust.

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: \$3,155.14 plus interest
thereon from January 15, 1982 at
the rate of (8.0%) EIGHT PER
CENT PER ANNUM 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 August 11, 1982, in book
M-82 at page 10397 of said
mortgage records, reference
thereto hereby being expressly
made.

WHEREFORE NOTICE
HEREBY IS GIVEN: That the
undersigned trustee will on Tues-
day, the 14th day of December,
1982, at the hour of 10:00 o'clock
A.M., of Standard Time, as
established by Section 107.110,
Oregon Revised Statutes, at the
front entrance of 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
36.760 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 herof 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,
August 11, 1982.
TRANSMERICA TITLE IN-
SURANCE COMPANY INC.
BY: Andrew A. Patterson, Trustee
6178 Nov. 2, 9, 16, 23, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 13 day of Dec. A. D. 19 82 at 3:35 o'clock P. M., and

duly recorded in Vol. MS2 of Mtge on page 17692

Fee \$12.00

By Joyce M. Churn
Evan Brien, County Clerk