

K-35348

18751
AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

18121

STATE OF OREGON, County of Multnomah, ss:

I, NEVA T. CAMPBELL, 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
Gerald Steven Campbell	1530 Austin Street Klamath Falls, Oregon 97601
Denise Ellen Campbell	1530 Austin Street Klamath Falls, Oregon 97601

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 NEVA T. CAMPBELL, ~~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 Portland, Oregon, on August 10, 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.

Neve Campbell

Subscribed and sworn to before me this 10th day of August, 1982.

(SEAL)

Douglas M. Thompson

Notary Public for Oregon. My commission expires 3-11-85

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

Gerald Steven Campbell &
Denise Ellen Campbell
Grantor

TO
Transamerica Title
Insurance Company
Trustee

AFTER RECORDING RETURN TO

Douglas M. Thompson, PC
1200 Standard Plaza
1100 SW 6th Avenue
Portland, Oregon 97204

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTS WHERE USED)

STATE OF OREGON,

County of

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 of 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

TRUSTEE'S NOTICE OF SALE

18425

Reference is made to that certain trust deed made by Gerald Steven Campbell and Denise Ellen Campbell, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated January 15, 19 79, recorded January 17, 19 79, in the mortgage records of Klamath County, Oregon, in ~~668K/44X~~ volume No. M-79, at page 1463, covering the following described real property situated in said county and state, to-wit:

Lot 20, Block 1, SUNNYLAND, in the County of Klamath, State of Oregon.

HAVING THE STREET ADDRESS OF: 1530 Austin St., Klamath Falls, OR 97601

Addendum to Trust Deed recorded January 17, 1979 in M-79 on Page 1466, records of Klamath County, Oregon, executed by Gerald Steven Campbell and Denise Ellen Campbell.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments in the amount of \$252.00 each, including escrow deposit for real property taxes, FHA insurance premiums and hazard insurance premiums, beginning with the installment due June 1, 1981, and continuing through the installment due July 1, 1982, plus late charges in the amount of \$7.38 each on each installment not paid by the 15th day of the month in which it became due.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$26,377.80, together with interest thereon from May 1, 1981 at the rate of 7.25% per annum, until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed, including an advance of \$171.00 for a foreclosure title report and an advance of \$131.57 for FHA insurance premium.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 5, 19 83, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 110 N. 6th Street, Suite 207 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 9, 19 82

State of Oregon, County of _____

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

STATE OF OREGON; COUNTY OF KLAMATH;ss

I hereby certify that the within instrument was received and filed for record on the 27 day of Dec, A.D., 19 82 at 3:57 o'clock P M and duly recorded in Vol M82, of Mtge on page 18424

FEE \$ 9.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy