

K-35243

FORM No. 890A—Oregon Trust Deed Series—AFFIDAVIT OF MAILING 120-DAY NOTICE.

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

19351

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICEVol. 183 Page 696STATE 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

Lawrence A. McFall, Jr.

2220 Oregon Avenue
Klamath Falls, OR 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 31, 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 31st day of August, 1982.

(SEAL)

Doreen Hance
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

Lawrence A. McFall, Jr.

Grantor

TO

Mountain Title 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 COUN-
TRIES WHERE
USED.)

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 fee file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

890A

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by Lawrence A. McFall, Jr.,

Mountain Title Company, as grantor, to
 in favor of United States National Bank of Oregon, as trustee,
 dated November 17, 1977, recorded November 18, 1977, in the mortgage records of
 Klamath County, Oregon, in book 724/volume No. M77, at page 22551
~~the title to the property is hereby accepted~~ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 3 in Block 63 of Buena Vista Addition to the City of Klamath Falls,
 Oregon, according to the official plat thereof on file in the office of
 the County Clerk of Klamath County, Oregon.

HAVING THE PROPERTY ADDRESS OF: 2220 Oregon Avenue
 Klamath Falls, Oregon 97601

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 of \$202.00 each, including escrow deposit for
 real property taxes, FHA insurance premiums and hazard insurance premiums,
 beginning with the installment due October 1, 1981, and continuing
 through the installment due August 1, 1982, plus late charges in the amount
 of \$5.00 each on each installment not paid within 15 days following the due
 date thereof.

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:
 \$18,778.59, together with interest thereon from September 1, 1981 at the
 rate of 8.5% 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 in the amount of \$135.00 for
 a foreclosure title report.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 19, 1983,
 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,
 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 obli-
 gation, 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 30, 1982.

Successor Trustee

State of Oregon, County of _____, ss:
 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.

STATE OF OREGON: COUNTY OF KLAMATH :ss
 I hereby certify that the within instrument was received and filed for
 record on the 13 day of Jan A.D., 1983 at 3:39 o'clock P.M.,
 and duly recorded in Vol M83, of Mtge on page 696.

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK
 by Evelyn Biehn Deputy