

19909

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

MB 1479

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
Walter Lee Layton	234 E. 47th St., #22, Long Beach, CA 90805
Frida V. Layton	234 E. 47th St., #22, Long Beach, CA 90805

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 September 21, 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.

Neva Campbell
Neva T. Campbell

Subscribed and sworn to before me this 21st day of September, 1982

(SEAL)

Beulah House
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
Walter Lee Layton and
Frida V. Layton

Grantor

Pioneer National Title
Ins. Co.

Trustee

AFTER RECORDING RETURN TO

Douglas M. Thompson, P. C.
1200 Standard Plaza
Portland, OR 97204

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES 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

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Walter Lee Layton and Frida V. Layton, husband and wife, as grantor, to Pioneer National Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated April 20, 1981, recorded April 27, 1981, in the mortgage records of Klamath County, Oregon, in book/rec/volume No M81 at page 7472.

~~See the instrument in which the trustee is named as beneficiary.~~
 property situated in said county and state, to-wit:
Lot 33, FIRST ADDITION TO MADISON PARK, in the County of Klamath, State of Oregon

HAVING THE STREET ADDRESS OF: 5909 Cheyne Ave., Klamath Falls, OR 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 \$751.00 each, including escrow deposit for real property taxes and hazard insurance premiums, beginning with the installment due November 1, 1981, and continuing through the installment due September 1, 1982, plus late charges in the amount of \$30.04 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:
 \$55,852.26, together with interest thereon from October 1, 1981 at the rate of 14.50% per annum, until paid, plus trustee's fees, attorneys' fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 2, 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 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 September 21, 1982.

Neva T. Campbell
 Neva T. Campbell, Successor Trustee
 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

27 day of Jan A.D., 1983 at 3:36 o'clock P M., and duly recorded in

Vol M83 of Mtge on page 1479.

Fee \$ 8.00

EVELYN BIEHN
 COUNTY CLERK
 By Joyce McQuinn deputy