

22977

MTC 11846  
AFFIDAVIT OF MAILING NOTICE OF SALE

Vol. 183 Page 6622

STATE OF OREGON, County of Lane, ss:

I, William S. Wiley, 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 twenty-one 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 certified mail to each of the following named persons at their respective last known addresses:

NAME	ADDRESS	DATE OF MAILING
Jerry Keith Terry	1941 Manzanita Street Klamath Falls, OR 97601	December 17, 1982
Charlene Raye Terry	1941 Manzanita Street Klamath Falls, OR 97601	December 17, 1982
Tenants in Possession	1941 Manzanita Street Klamath Falls, OR 97601	December 17, 1982

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William S. Wiley, 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 Eugene, Oregon, on the date shown above. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and in accordance with statutory requirements for the number of days before the day fixed in said notice by the trustee for the trustee's sale.

*William S. Wiley*

December 17, 1982.

STATE OF OREGON, County of Lane, ss:

Personally appeared the above named William S. Wiley, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Barbara M. Milward*  
Notary Public for Oregon. My commission expires: 8/16/86

After recording return to:  
William S. Wiley  
Attorney at Law  
P. O. Box 1147  
Eugene, OR 97440

## TRUSTEE'S NOTICE OF SALE

L 6623

Reference is made to that certain trust deed made, executed and delivered by JERRY KEITH TERRY and CHARLENE RAYE TERRY, husband and wife, as grantor, to PIONEER NATIONAL TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of PEOPLES MORTGAGE COMPANY, a Washington corporation, as beneficiary, dated January 2, 1981, recorded January 9, 1981, in the mortgage records of Klamath County, Oregon, in ~~1981/204~~ volume No. M-81, at page 418, ~~60%~~ ~~covering the following described real property situated in said county and state, to-wit:~~ covering the following described real property situated in said county and state, to-wit:

Lot 19, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

\*\*the beneficial interest under said Trust Deed was assigned to Housing Division, Department of Commerce, State of Oregon, by instrument dated January 2, 1981, and recorded January 13, 1981, in Volume M-81, Page 661, in the Records of Klamath County, Oregon, 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 principal and interest payments in the amount of \$475.00 each for the months of April through December, 1982, plus late charges of \$33.25 each for the months of April through December, 1982.

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:

Principal amount of \$43,416.58, together with interest thereon at the rate of 9.75% per annum from March 1, 1982.

A notice of default and election to sell and to foreclose was duly recorded December 15, 1982, volume no. M-82 at page 17942 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 10th day of May, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at main door of the Klamath 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 Eugene, Oregon,

December 17, 1982

WILLIAM S. WILEY

Successor Trustee

P. O. Box 1147, Eugene, OR 97440

State of Oregon, County of \_\_\_\_\_, ss:

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 29th day of April A.D., 1983 at 11:06 o'clock A.M. and duly recorded in Vol M83, of 1 Mortgages on page 6622.

EVELYN BIEHN COUNTY CLERK

Fee \$ 8.00

by \_\_\_\_\_ Deputy