

29221

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

17337

STATE OF OREGON, County of Klamath, ss:Vol. 1783 Page I, William M. Ganong,

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

William Wallace Martin

P.O. Box 1853
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 William M. Ganong, 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 June 3, 1983. 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.

Barbara P Benekas
Subscribed and sworn to before me this 10 day of October, 1983
DA. PAUL P. BENEKAS
(SEAL) NOTARY PUBLIC - OREGON
My Commission Expires 8-22-87

William M. Ganong
William M. Ganong-Successor Trustee

Barbara P Benekas
Notary Public for Oregon. My commission expires 8-22-87

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

Martin

Grantor

Hammond

TO

Trustee

AFTER RECORDING RETURN TO

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of , 1983, at o'clock M., and recorded in book/reel/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.

NAME

TITLE

By Deputy

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

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TRUSTEE'S NOTICE OF SALE

17338

Reference is made to that certain trust deed made by WILLIAM WALLACE MARTIN

....., as grantor, to
WILLIAM L. SISEMORE....., as trustee,
 in favor of Helen M. Hammand and Paul N. Otter....., as beneficiary,
 dated February 7....., 1983., recorded February 13....., 1983., in the mortgage records of
Klamath..... County, Oregon, in book/reel/volume No. M-78..... at page 2616.....
 fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real
 property situated in said county and state, to-wit:

See description attached hereto as Exhibit "A".

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law,
 1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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:

The remaining unpaid principal balance of \$118.10 plus interest thereon at the
 rate of 10% per annum from March 25, 1983, until paid,

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:

The principal balance in the amount of \$118.10 plus interest thereon at the rate of
 10% per annum from March 25, 1983, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 11....., 1983
 at the hour of 10:00..... o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at Front Steps of the 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 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 May 31....., 1983.....

WILLIAM M. GANONG SUCCESSOR

Trustee

State of Oregon, County ofSS:

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

If the foregoing is a copy to be served pursuant to
 ORS 86.740(2) or ORS 86.750(1), fill in opposite
 the name and address of party to be served.

SERVE:

17339

EXHIBIT A

The following described real property in Klamath County, Oregon:

Beginning at a point measured along the West boundary of California Avenue 42.8 feet North of the Southerly corner of Lot 11 in Block 107, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence in a Northwesterly direction 112 feet to a point 38 feet in a Northeasterly direction from a point on the boundary line between Gobi Street and said Lot 11; which is 125.37 feet from said most Southerly corner of said Lot 11; thence in a Northeasterly direction 43.3 feet to a point 81.3 feet in a Northeasterly direction from said point on the boundary line between Gobi Street and said Lot 11, which point is 125.37 feet along the said boundary line between Gobi Street and said Lot 11 from the most Southerly corner of said Lot 11; thence in a Southeasterly direction 103.9 feet to a point on the West boundary of California Avenue to a point measured along said West boundary of California Avenue 85.6 feet from the most Southerly corner of Lot 11; thence in a Southerly direction along the West boundary of California Avenue 42.8 feet to the place of beginning.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 10th day of October A.D. 19 83

at 3:11 o'clock P M, and duly
recorded in Vol. M83 of Mortgages

Page 17337

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 12.00