

30714

Vol. 1083 Page 19765

K-36216

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Marion) ss.

I, William C. Crothers, Jr., 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.

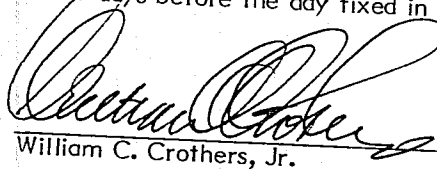
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to wit:

NAMEADDRESS

William J. Small

1917 E. 4th Street
Long Beach, CA 90802

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William C. Crothers, Jr., 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 Salem, Oregon, on August 1, 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.

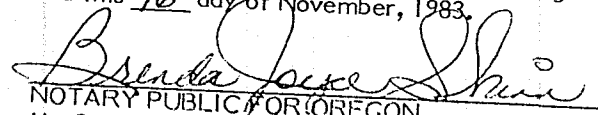


William C. Crothers, Jr.

STATE OF OREGON, County of Marion) ss.

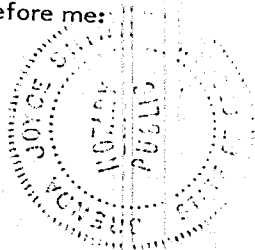
Personally appeared the above named William C. Crothers, Jr., who subscribed and sworn to the foregoing Affidavit and acknowledged the foregoing instrument to be his voluntary act and deed this 16 day of November, 1983.

Before me:



NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-31-86

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made, executed and delivered by William J. Small, as Grantor, to Transamerica Title Insurance Co., as Trustee, to secure certain obligations in favor of Wells Fargo Realty Services Inc., Trustee Under Trust No. 7219, as Beneficiary, dated March 23, 1978, recorded May 26, 1978, in the Mortgage Records of Klamath County, Oregon, in Book M-78, at Page 11177, covering the following described real property situated in said County and State, to-wit:

Lot 20 in Block 11 OREGON SHORES SUBDIVISION-Tract #1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, pages 21 and 22 of MAPS in the office of the County recorder of said County.

and to that instrument of assignment of the beneficial interest to Donald L. Trout and Arlene Trout recorded on July 31, 1980, in Book M-80, Page 14215; and to that appointment of Successor-Trustee recorded on July 1, 1983, in Book M-83, 10450.

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;

Delinquent installments: \$36.00 Due: November 8, 1982,
and same amount due on the 8th day of each month thereafter.

Delinquent taxes: \$ 1.93 for the fiscal year 1981-82, plus interest;
\$92.23 for the fiscal year 1982-83, plus interest.

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 and payable, said sums being the following, to-wit:

Unpaid principal balance of \$711.72, plus interest thereon at 7% per annum from October 6, 1982, until paid.

A notice of default and election to sell and to foreclose was duly recorded on July 22, 1983, in Book M-83, at Page 11689, of said Mortgage Records, reference thereto hereby being expressly made.

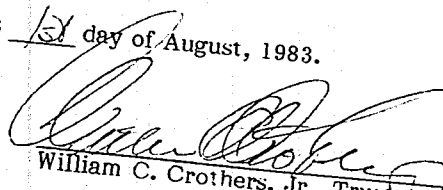
WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will on Friday, the 9th day of December, 1983, at the hour of 9:00 o'clock, A. M., as established by Section 187.110, Oregon Revised Statutes, at the steps of the County Courthouse, in the City of Klamath Falls, County of Klamath, State of 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 them 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

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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.

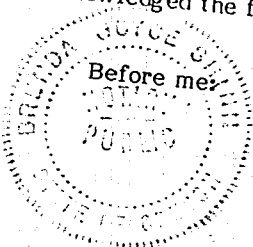
In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as any other person owing an obligation, the performance of 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.

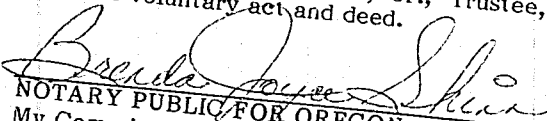
DATED at Salem, Oregon, this 13 day of August, 1983.


William C. Crothers, Jr., Trustee

STATE OF OREGON, County of Marion) ss. August 1, 1983

Personally appeared the above named William C. Crothers, Jr., Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 7-31-86

87/ngSmallBX

Return to
Crothers & Crandall
960 Broadway N.E. Suite 6
Salem, Oregon 97301

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 17th day of Nov. A.D. 19 83
at 2:34 o'clock P M, and duly
recorded in Vol. MS3 of Mortgages
Page 19765

EVELYN BIEHN, County Clerk
By  Deputy
Fee 12.00