

TN

32380

TX 3P

00

0830027

ORE. 97204

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

492

STATE OF OREGON, County of Multnomah, ss:

I, Douglas M. Thompson

, 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

Harold L. Fletcher

1420 Sargent
Klamath Falls, OR 97601

Sandara L. Fletcher

1420 Sargent
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 Douglas M. Thompson, ~~attorney~~ 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 7, 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.

Subscribed and sworn to before me this 7th day of September, 1983

(SEAL)

Douglas M. Thompson

Notary Public for Oregon. My commission expires 10-25-85

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

Harold L. Fletcher and
Sandra L. Fletcher

Grantor

Transamerica Title Insurance
Company

Trustee

AFTER RECORDING RETURN TO

Douglas M. Thompson
1200 Standard Plaza
Portland, OR 97204

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES 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 accession No. Record of Mortgages of said County. Witness my hand and seal of County affixed

NAME

TIT. E

By Deputy

OL

TRUSTEE'S NOTICE OF SALE

493

Reference is made to that certain trust deed made by Harold L. Fletcher Jr. and Sandra L. Fletcher, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated May 10, 19 78, recorded May 12, 19 78, in the Microfilm records of Klamath County, Oregon, in book/reel/volume No. M-78 at page 9844 ~~fee/file/instrument/microfilm/reception~~ No. _____ (indicate which); covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 4, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

HAVING A STREET ADDRESS OF: 1420 Sargent
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 \$318.00 each, beginning October 1, 1982 and continuing through the installment due August 1, 1983, together with late charges in the amount of \$4.41 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:

\$32,268.41, together with interest thereon at the rate of 6.75% per annum from September 1, 1982, 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 January 18, 19 84, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 110 North 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 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 7, 19 83

DOUGLAS M. THOMPSON

Trustee

State of Oregon, County of Multnomah, ss:

I, the undersigned, certify that I am ~~NOT A MEMBER OF THE BAR OF THE STATE OF OREGON~~ the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

~~NOT A MEMBER OF THE BAR OF THE STATE OF OREGON~~ 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:

STATE OF OREGON: COUNTY OF KLAMATH: ss:

I hereby certify that the within instrument was received, read, and recorded on the 11th day of January, A.D. 1984, at 110 North 6th Street, and duly recorded in Vol. 194, of Notarages.

Fee \$2.00