

32558

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AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,  
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICESTATE OF OREGON, County of Klamath, ss: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

Marion Lester Walker  
Margaret H. Walker

P.O. Box 34  
Sprague River, OR 97639

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 September 14, 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

16

day of

September

January 4, 1983

My Commission Expires

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

Walker

Grantor

TO  
Certified Mortgage Co.

Trustee

AFTER RECORDING RETURN TO

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

(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/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

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Reference is made to that certain trust deed made by Margaret H. Walker  
William L. Sisemore, as grantor, to  
Certified Mortgage Company, as trustee,  
 dated November 20, 1981, recorded November 23, 1981, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-81 at page 20321,  
 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Government Lot 32 and the E $\frac{1}{2}$  of Government Lot 25,  
 Section 14, Township 36 S., Range 10 E.W.M.,  
 County of Klamath, State of 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 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 sum of \$1,294.48 plus interest thereon at the rate of 19.5% per annum  
 from June 20, 1983, which sum was advanced by the beneficiary on behalf of  
 the Grantors to cure the default of a note held by the United States  
 National Bank of Oregon.

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:

Principal sum of \$17,294.48 plus interest thereon at the rate of 19.5%  
 per annum from June 20, 1983, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 15, 1984,  
 at the hour of 10:05 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 September 8, 1983

William M. Ganong  
 Successor 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.

\_\_\_\_\_  
 Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for  
 record on the 16th day of January A.D., 1984 at 3:15 o'clock P. M.,  
 and duly recorded in Vol. M84, of Mortgages on page 825.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00

by Pam Smith Deputy