

TN 32970

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

Vol. 1184 Page 1455

STATE OF OREGON, County of Klamath, ss:

I, SANDRA KAY HANDSAKER

, 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
Jack F. Kincaid	677 Escuela Place, Milpitas, California 95035
Edna R. Kincaid	677 Escuela Place, Milpitas, California 95035

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 Andrew A. Patterson, Assistant Secretary, ~~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 20, 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.

Sandra Kay Handsaker

Subscribed and sworn to before me this 25th day of January, 1984.

(SEAL)

Harlene L. Addington
Notary Public for Oregon. My commission expires 3-22-85

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

Jack F. Kincaid

Edna R. Kincaid

Grantor

TO

Transamerica Title Ins. Co.

Trustee

AFTER RECORDING RETURN TO

Transamerica Title Ins. Co.

600 Main Street

Klamath Falls, Oregon 97601

M-25872-6

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TRIES 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

OL

TRUSTEE'S NOTICE OF SALE

1456

Reference is made to that certain trust deed made by
 JACK F. KINCAID and EDNA R. KINCAID, husband and wife, as grantor, to
 TRANSAMERICA TITLE INSURANCE COMPANY, a California Corporation, as trustee,
 in favor of WELLS FARGO REALTY SERVICES, INC., a California Corporation, beneficiary,
 dated March 31, 1979, recorded June 8, 1979, in the mortgage records of
 Klamath County, Oregon, in book/reel/volume No. M-79 at page 13448,
 by the instrument of the description of the property (indicated which), covering the following described real
 property situated in said county and state, to-wit:

Lot 10, Block 31, Tract No. 1184, OREGON SHORES-Unit 2, FIRST ADDITION,
 in the 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: monthly
 installments of principal and interest, due October, 1982, in the amount
 of \$54.70 each; and subsequent installments in like amounts; and
 subsequent installments of assessment dues under the terms and
 provisions of the Note and Deed of Trust.

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:

\$3,647.40 plus interest thereon from September 15, 1982 at the rate of
 (8%) EIGHT PER CENT PER ANNUM until paid, and all sums expended by the
 Beneficiary pursuant to the terms and provisions of the Note and
 Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 31, 1984,
 at the hour of 10:00 o'clock, a.m., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at Transamerica Title Insurance Company, 600 Main 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 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 16, 1983, TRANSAMERICA TITLE INSURANCE COMPANY

By: 

Trustee

State of Oregon, County of Klamath, ss: Assistant Secretary

I, the undersigned, certify that I am the attorney for 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.

Assistant Secretary 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: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for
 record on the 26th day of January A.D., 1984 at 3:45 o'clock p.m.
 and duly recorded in Vol. M84, of Mortgages on page 1455.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00

by  Deputy