

ATC 84076

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

Vol. 1184 Page 4029

STATE OF OREGON, County of Marion, SS:

I, Neal H. Bell

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

Kirk K. Watson

Post Office Box 199
Merrill, OR 97633

Shirley E. Watson

Post Office Box 199
Merrill, OR 97633

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 Neal H. Bell

copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Stayton, Oregon, on October 11, 1984. 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.

NOTAR
PUBLIC

Subscribed and sworn to before me this 12th day of March, 1984

Notary Public for Oregon. My commission expires 4-25-86

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

KIRK K. WATSON and
SHIRLEY E. WATSON

Grantor

NEAL H. BELL

Trustee

AFTER RECORDING RETURN TO

Neal H. Bell
BELL & BELL
Post Office Box 497
Stayton, OR 97383

(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 1984, 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

4030

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by KIRK K. WATSON and SHIRLEY E. WATSON, husband and wife, as grantor, to NEAL H. BELL, as trustee, in favor of PACIFIC WEST MORTGAGE CO., an Oregon corporation, as beneficiary, dated June 11, 1982, recorded June 17, 1982, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M82 at page 7734, or as fee/file/instrument/microfilm/reception No. 12823 (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 7, Block 13 MERRILL, 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:

\$163.38 due August 17, 1983
\$163.38 due September 17, 1983

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: \$8,805.58, together with interest thereon from August 5, 1983 to September 6, 1983, at the rate of 17.9% per annum, together with interest thereon from September 6, 1983, at the rate of 22.9% per annum, until paid; plus trustee's fees, attorney's 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 March 13, 1984, at the hour of 1:00 o'clock, AM, Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps of Klamath 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 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 October 11, 1983

State of Oregon, County of Marion, ss: NEAL H. BELL Trustee

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.

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: _____

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 13th day of March A.D., 1984 at 10:57 o'clock AM, and duly recorded in Vol M84, of _____ Mortgages on page 4029

Fee: \$ 8.00

EVERLYN BIEHN, COUNTY CLERK
by: Tam Smith, Deputy