

IN 37860

AT-27057

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

Vol. 184 Page 10199

STATE OF OREGON, County of Coos, ss:

I, Richard Mensinger

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

Mrs. Roberta Minyard

P.O. Box 298
Merrill, Oregon 97637

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 Richard Mensinger, 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 February 9, 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.

[Signature]

Subscribed and sworn to before me this 23 day of February, 1984

(SEAL)

Notary Public for Oregon. My commission expires 8-15-86

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

Grantor

TO

Trustee

(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

AFTER RECORDING RETURN TO

Coos County Title & Escrow Co.
220 South 4th St.
Coos Bay, Ore. 97420

TRUSTEE'S NOTICE OF SALE

10200

Reference is made to that certain trust deed made by Richard Minyard and Roberta Minyard, Husband and Wife, as grantor, to Transamerica Title Insurance Co. *1, as trustee, in favor of Tara Enterprises, as beneficiary, dated January 8, 1982, recorded January 11, 1982, in the mortgage records of Klamath County, Oregon, in ~~book~~ volume No. M32, at page 328, fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 2, Tract No. 1218, Dodds Hollow Estates, in the County of Klamath, State of Oregon.

*1 Coos County Title & Escrow Co. has been appointed Successor Trustee 220 South 4th St., Coos Bay, Ore. 97420

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 for the months of October, November, December (1983) and January (1984) in the amount of \$255.22 per month; and Subsequent amounts for assessments due 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: \$35,925.64 plus interest thereon from September 11, 1933 at the rate of seven and onehalf (7.5%) 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 June 29, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front entrance 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 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 February 7, 19 84

Richard Mensinger
Coos County Title & Escrow Co.
Trustee

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

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.

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 19th day of June A.D., 1984 at 10:25 o'clock A M, and duly recorded in Vol M84, of Mortgages on page 10199.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00

by: Sam Smith, Deputy