

38631

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

Vol. 7784

11619
PageSTATE OF OREGON, County of Marion, ss:I, Neal H. Bell

, 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

James R. Frith

Post Office Box 484
Montague, CA 96064

Alice M. Frith

Post Office Box 484
Montague, CA 96064

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

....., 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 Stayton, Oregon, on March 7, 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.

Subscribed and sworn to before me this 9th day of July, 1984

Notary Public for Oregon. My commission expires 7-25-86

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

JAMES R. FRITH and
ALICE M. FRITH

Grantor

TO
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 19....., at o'clock M., and recorded in book/rec'd/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

NEAL H. BELL, Trustee, will sell the property described below at 3:00 P.M. on July 18, 1984. The sale will be held at front steps of Klamath County Courthouse, Klamath Falls, County of Klamath, Oregon.

Lot 5, Block 1, Tract No. 1118, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 250 feet thereof.

Said sale is to satisfy obligations secured by a trust deed covering said property from JAMES R. FRITH and ALICE M. FRITH, husband and wife Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation Beneficiary, dated August 17, 1982, and recorded in Book M82, Page 11020, Reception of Fee Number, Klamath County Mortgage Records.

The default for which the foreclosure is being made is failure to pay the monthly payments in the amount of \$293.47 due on December 23, 1983, and January 23, 1983

The sum owing on the obligation secured is:

Principal \$ 15,285.05, plus interest at 18.5 % per annum from December 1, 1983, to January 7, 1984; plus interest at 23.5% per annum from January 7, 1984, 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.

Beneficiary and trustee have elected to sell the property to satisfy the obligation. The grantor, grantor's successor, and any other person named in ORS 86.760 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due other than such portion of principal as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, at any time prior to five (5) days before the date of sale.

DATED this 7th day of March, 1984.

Neal H. Bell Trustee

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 10th day of July A.D., 1984 at 3:30 o'clock P.M., and duly recorded in Vol M84, of Mortgages on page 11619.

EVELYN BIEHN, COUNTY CLERK

by: Bernetha Hellock, Deputy

Fee: \$ 8.00