

40829

Aspen F-27317

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

Vol. 184 Page 15270

STATE OF OREGON, County of Klamath

I, Joan Graham

being first duly sworn, depose, say and certify that:
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
R. A. Sanita

ADDRESS

Sharon Sanita

200 Viz Eboli
Newport Beach, Calif 92663
200 Viz Eboli
Newport Beach Calif 92663

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
Aspen Title & Escrow Inc., 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 April 23, 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 corpo-
ration and any other legal or commercial entity.

Subscribed and sworn to before me this 24 day of April, 1984
Joan Graham

Notary Public for Oregon. My commission expires 7-23-85
Sandra Henderson

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

RE: Trust Deed from
R. A. Sanita &
Sharon Sanita

TO Grantor
Aspen Title & Escrow Inc.
Trustee

AFTER RECORDING RETURN TO
ASPEN TITLE & ESCROW, INC.
600 MAIN STREET
KLAMATH FALLS, OREGON 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 1984 at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

By NAME TITLE
Deputy

15271

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by LEHNHOFF (HUSBAND AND WIFE) TRANSAMERICA TITLE INSURANCE COMPANY - AN OREGON CORPORATION #1, as grantor, to in favor of WELLS FARGO REALTY SERVICES, INC. - A CALIFORNIA CORP., as trustee, dated December 18, 1978, recorded January 26, 1979, in the mortgage records of Klamath County, Oregon, in book _____ page M-79 at page 2267, ~~fee/title/insurance/reception/_____~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 17A, Tract No. 1113, OREGON SHORES - UNIT # 2, 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 for the months of March through December (1983) and January, February, March and April (1984) in the amount of \$70.78 each; and subsequent installments of like amounts; 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:

\$4149.28 plus interest and late charges threon from March 1, 1983 at the rate of eight(8%) percent 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 September 7, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at ASPEN TITLE & ESCROW, INC., 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 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

4-12

1984

ASPEN TITLE & ESCROW, INC.

Assistant Secretary

Trustee

State of Oregon, County of Klamath

I, the undersigned, certify that I am the ~~attorney for said trustee~~ Assistant Secretary 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~~

Aspen Title & Esrow Inc. has been appointed successor Trustee 600 Main Street Klamath Falls Oregon 97601, In vol; M-84 page 5425 Klamath County STATE OF OREGON: COUNTY OF KLAMATH:ss I hereby certify that the within instrument was received and filed for record on the 4th day of September A.D., 1984 at 3:37 o'clock p M, and duly recorded in Vol M84, of Mortgages on page 15270.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy