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Aspen F-27321

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

Vol. 184 Page 15276

STATE OF OREGON, County of Klamath, ss:

I, Joan Graham

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

Benjamin E. Lovell

ADDRESS

9634 Bloomfield St.  
Cypress, Calif 90630

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 corporation 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.

Publsher'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

Benjamin E. Lovell

Grantor

Aspen Title & Escrow Inc.

Trustee

AFTER RECORDING RETURN TO  
ASPEN TITLE & ESCROW, INC.  
600 MAIN STREET  
KLAMATH FALLS, OREGON 97601

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 \_\_\_\_\_ of as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Mortgages of said County. Witness my hand and seal of County affixed.

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

NAME

TITLE

By \_\_\_\_\_

Deputy

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by BENJAMIN E. LOVELL

15277

TRANSAMERICA TITLE INSURANCE COMPANY - AN OREGON CORPORATION \*1, as grantor, to  
 in favor of WELLS FARGO REALTY SERVICES - A CALIFORNIA CORPORATION, as trustee,  
 dated June 5, 1978, recorded July 11, 1978, in the mortgage records of  
Klamath County, Oregon, in book/real/volume No. M-78 at page 14785,  
~~the property situated in said county and state, to-wit:~~ (indicate which), covering the following described real

Lot 26, Block 22, SPRAGUE RIVER VALLEY ACRES, 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  
 June (1980) through December (1983) and January, February, March and  
 April (1984) in the amount of \$12.00 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:

\$1,037.85 plus interest and late charges thereon from June 1980 at the  
 rate of seven and a half (7.5%) 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 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 4-121984ASPEN TITLE & ESCROW, INC.State of Oregon, County of Klamath

I, the undersigned, certify that I am the 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.

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:

Attorney for said Trustee

1\*Aspen Title & Escrow has been appointed successor Trustee, 600 Main Street  
Klamath Falls, Oregon. 97601. In vol. M-84 page 5417, 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 15276.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy