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44327

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

Vol. 184 Page 21300

STATE OF OREGON, County of Klamath, ss:

I, JENNIE L. HUNTER, 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
JEFFREY A. & NOVA L. BROOKS	Box 58, Crescent, OR 97733
RODNEY L. & DEANNA L. SANER	P O Box 104, Chemult, OR 97731
ALVIN GRAY	40 NW Greenwood, Bend, OR 97709
SPRINGFIELD ESCROW, INC.	1800 Centennial Blvd., Springfield, OR 97477
RODNEY L. & DEANNA L. SANER	32400 Bushgarden Drive, Harrisburg, OR 97446

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 MICHAEL L. SPENCER, 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 December 14, 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.

JENNIE L. HUNTER

Subscribed and sworn to before me this

14th

day of December, 1984

Joanna M. Conforti

Notary Public for Oregon. My commission expires 1-19-87

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

JEFFREY A. BROOKS and
NOVA L. BROOKS

Grantor

TO

MOUNTAIN TITLE COMPANY

Trustee

AFTER RECORDING RETURN TO

OSBORNE & SPENCER
439 Pine
Klamath Falls, OR 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 _____, 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

OC

TRUSTEE'S NOTICE OF SALE

21301

Reference is made to that certain trust deed made by
 JEFFREY A. BROOKS and NOVA L. BROOKS, husband and wife, as grantor, to
 MOUNTAIN TITLE COMPANY, as trustee,
 in favor of MICHAEL TOMSON and SHARON TOMSON, husband and wife, as beneficiary,
 dated November 15, 1979, recorded January 10, 1980, in the mortgage records of
 Klamath County, Oregon, in book/reel/volume No. M80, at page 502,
 fee/file/instrument/microfilm/reception No. 7915, (indicate which), covering the following described real
 property situated in said county and state, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East
 of the Willamette Meridian, Klamath County, Oregon, more particularly described as
 follows:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, EXCEPTING the Southerly 400 Feet thereof and
 excepting that portion lying within the right of way of the Klamath Northern Railroad.
 TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more
 particularly described as follows: (see back page)

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:

8/16/84 payment of \$200.19 and each payment thereafter

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust
 deed immediately due and payable, said sums being the following, to-wit:

Principal	\$10,384.47
Interest	391.68
	<u>\$10,776.15</u>

Plus the Costs of this proceeding as provided by law.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 30, 1985
 at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at the front steps of the 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five
 days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated
 by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not
 then to be due had no default occurred) and by curing any other default complained of herein that is capable of being
 cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums
 or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in
 enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts
 provided by said Section 86.753 of Oregon Revised Statutes.

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, and the words "trustee" and "beneficiary" include their
 respective successors in interest, if any.

DATED December 6, 1984

MICHAEL L. SPENCER

Successor Trustee

State of Oregon, County of _____ ss:

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.

 Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
 ORS 86.740 or ORS 86.750(1), fill in opposite
 the name and address of party to be served.

SERVE:

NOTES

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The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 lying West of the Klamath Northern Railroad right of way and the Easterly 60 feet of the Southerly 400 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 21st day of December A.D. 19 84

at 2:34 o'clock P M, and duly

recorded in Vol. M84 of Mortgages

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 13.00