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

Vol. 1785 Page 1288

STATE OF OREGON, County of Klamath, ss:

I, Phyllis M. Arnold, 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
Bert Zebberman	c/o Tomar Realty 14018 Ventura Boulevard Sherman Oaks, California 91423
Ronald S. Freeman	c/o Tomar Realty 14018 Ventura Boulevard Sherman Oaks, California 91423

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 Timothy A. Bailey, 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 October 3, 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 3rd day of October, 19 84

(SEAL)

Shirley M. Klippert  
Notary Public for Oregon. My commission expires 6-15-85

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

RONALD S. FREEMAN and

BERT ZEBBERMAN

Grantor

TO  
TIMOTHY A. BAILEY

Successor

Trustee

AFTER RECORDING RETURN TO

CRANE & BAILEY  
540 Main Street, Suite 204  
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 \_\_\_\_\_, 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

Form 3811, July 1963

**SENDER: Complete items 1, 2, 3 and 4.**  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery.  
2. ☐ Restricted Delivery.

3. Article Addressed to:  
BERT ZIEBERMAN  
714 N. REXLEY  
14018 VENTURA BLVD  
SHERMAN OAKS, CALIFORNIA 91423

4. Type of Service: Article Number  
☐ Registered ☐ Insured  
☒ Certified ☐ COD P 655 783 751  
☐ Express Mail

Always obtain signature of addressee or agent and  
DATE DELIVERED: 1961

5. Signature - Addressee  
X

6. Signature - Agent  
X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

Form 3811, July 1963

**SENDER: Complete items 1, 2, 3 and 4.**  
Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery.  
2. ☐ Restricted Delivery.

3. Article Addressed to:  
RONALD S. FREEMAN  
704 N. REXLEY  
14018 VENTURA BLVD  
SHERMAN OAKS, CALIFORNIA 91423

4. Type of Service: Article Number  
☐ Registered ☐ Insured  
☒ Certified ☐ COD P 655 783 757  
☐ Express Mail

Always obtain signature of addressee or agent and  
DATE DELIVERED: 1961

5. Signature - Addressee  
X

6. Signature - Agent  
X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

DOMESTIC RETURN RECEIPT

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## TRUSTEE'S NOTICE OF SALE

1290

Reference is made to that certain trust deed made by RONALD S. FREEMAN and BERT ZEBBERMAN, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of LESTER LORMIS and DARLENE J. LORMIS, as beneficiary, dated December 16, 1980, recorded January 9, 1981, in the mortgage records of Klamath County, Oregon, in ~~book~~ volume No. M81 at page 378, ~~and~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

The South one-half of Section 26, Township 35 South, Range 11 East of the Willamette Meridian, 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:

Failure to pay monthly installments in the sum of \$653.68 due July 1, 1984, August 1, 1984, September 1, 1984, and payments due thereafter.

Also, taxes for 1982-83 and 1983-84 in the sum of \$619.75 plus interest.

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:

\$49,645.50 at 9% per annum from July 1, 1984.

WHEREFORE notice hereby is given that the undersigned trustee will on February 7, 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 86.760 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 October 2, 1984

Timothy A. Bailey  
Successor Trustee

State of Oregon, County of Klamath, 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(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 22nd day of January A.D., 1985 at 3:03 o'clock P.M., and duly recorded in Vol. M85, of Mortgages on page 1288.

EVELYN BIEHN, COUNTY CLERK

by: Semetha Adelsch, Deputy

Fee: \$ 13.00