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Vol. 185 Page 1612TRUSTEE'S AFFIDAVIT OF MAILING OF  
TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, SS:

I, William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, Oregon 97601, being first duly sworn, depose and say:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Trustee's Notice of Sale attached hereto.

On September 22, 1984 I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Request, postage prepaid, to each of the following named parties at the following addresses:

Richard E. Bengé  
Lillian P. Bengé

P.O. Box 353  
Bonanza, OR 97623

The above named parties include: (a) The Grantor in the Trust Deed; (b) Any Successor in interest to the Grantor whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; (c) Any person or agency having a lien or interest subsequent to the Trust Deed which lien or interest appears of record or which the beneficiary has actual notice; and (d) Any person requesting notice as provided in ORS 86.785.

The addresses shown above are the last known addresses of said parties.

William M. Ganong  
William M. Ganong

Subscribed and sworn to before me this 29 day of January, 1985.

(SEAL)

Peggy R. Reynolds  
Notary Public for Oregon

My Commission Expires: 12-5-88

After recording return to:  
William M. Ganong  
1151 Pine Street  
Klamath Falls, OR 97601

PEGGY R. REYNOLDS  
NOTARY PUBLIC - OREGON  
My Commission Expires \_\_\_\_\_

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TRUSTEE'S NOTICE OF SALE

1613

Reference is made to that certain trust deed made by RICHARD E. BENGE and LILLIAN P. BENGE

Transamerica Title Insurance Company, as grantor, to  
in favor of George E. Gubler and Renee' Gubler, as trustee,  
dated November 16, 19 83, recorded November 22, 1983, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M-83 at page 20094,  
fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
property situated in said county and state, to-wit:

The  $\frac{N}{2}$  of Lots 7 and 8, Block 14, FIRST ADDITION TO BONANZA  
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 in the amount of \$174.72 each which were due and  
payable on the 1st of the months of June, July, August and September, 1984.

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:

Principal sum of \$17,413.13 plus interest thereon at the rate of 10.5%  
per annum from May 1, 1984 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 31, 19 85,  
at the hour of 10:00 o'clock, AM., 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 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 September 17, 19 84

William M. Ganong

State of Oregon, County of \_\_\_\_\_, ss:

Successor Trustee— William M. Ganong

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 29th day of January A.D., 19 85 at 4:15 o'clock P M,  
and duly recorded in Vol M85, of Mortgages on page 1612.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 9.00