

46074

## AFFIDAVIT OF MAILING

Vol. M85 Page 2539

Pursuant to the recording of Trustee's Notice of Default and Election to Sell that certain land, the subject of a Trust Deed, wherein Raymond W. Minear and Marie E. Minear, were the Grantors and Melvin U. Grote and Ellen I. Grote were the beneficiaries;

I hereby certify that I served the foregoing Trustee's Notice of Sale by certified mail and first class mail on:

Raymond Minear  
Marie Minear  
General Delivery  
Sprague River, OR 97639

Gary Klepel  
Alana Klepel  
3377 SE Franklin  
Portland, OR 97202

on the 8th day of November, 1984, by mailing to said persons a true and correct copy thereof, certified to as such by Richard L. Garbutt. I certify that said copy was placed in a sealed envelope addressed to said persons at their regular addresses listed above, and deposited in the post office at Klamath Falls, Oregon, on the 8th day of November, 1984, and that postage thereon was prepaid. Between the said post office and the addresses to which said copy was mailed, there is a regular communication by US Mail.

DATED this 20th day of February, 1985.

*Mary Evangelho*  
Mary Evangelho

SUBSCRIBED and SWORN to before me this 20th day of February, 1985.

*Lo Duane Sheridan*  
NOTARY PUBLIC for Oregon  
My Commission expires 2/28/86  
CLERK OF DISTRICT COURT  
JAN 20 1985  
STATE OF OREGON

85 FEB 20 PM 2 12

OK  
9.00

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

55

2540

**(COPY OF NOTICE TO BE PASTED HERE)**

I, Sarah L. Parsons, Office  
Manager  
 being first duly sworn, depose and say that  
 I am the principal clerk of the publisher of  
 the Herald and News

a newspaper of general circulation, as defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid county and state; that the \_\_\_\_\_

#319-Trustee Sale - Minear

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four

XX

(4 insertion s) in the following issue s: \_\_\_\_\_

October 30, 1984

November 6, 1984

November 13, 1984

November 20, 1984

**Total Cost: \$212.80**

Sarah L. Parsons

Subscribed and sworn to before me this 20  
day of November, 1984

*Kate Dack*  
Notary Public of Oregon

My commission expires June 15 1966

Ret - Nick Ganduth  
803 main #201  
Ct

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by Raymond W. Minear and Marie L. Minear as grantors, to Richard L. Garbutt, as successor trustee, in favor of Melvin U. Grote and Ellen L. Grote, as beneficiary, dated January 18, 1978, recorded January 18, 1978, in the official records of Clatsop County, Oregon, in volume No. M-8 at page 113, covering the following described real property situated in said county and state, to-wit:

Lots 1, 2, 3, 4, 5 and 6 in Block 32 of FORTH ADDITION NIAROD RIVER PARK, Clatsop County, 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 to which the foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments of \$199.92 since February 1, 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 amount of \$247,616.27 plus interest at 6% per annum from February 2, 1984.

**WHEREFORE** notice hereby is given that the undersigned trustee will on February 20, 1984, at the hour of 10:00 o'clock A.M., Standan Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Court house, 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 if 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 10/9/84, 1984

Richard L. Garbutt  
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.

#319-Oct. 30, Nov. 6 & 13, 20, 1984

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 20th day of Feb. A.D. 19 85  
at 2:12 o'clock P M. and duly  
recorded in Vol. NR5 of Mortgages  
page 2539

**EVELYN BIEHN, County Clerk**

By J. R. Smith Deputy

Fee 9.00