

47448

ATC - 28262

Vol. 185 Page 4906

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Marion, ss:

I, Neal H. Bell

being first duly sworn, depose, and 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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME  
Richard G. Vaughn  
Sharon R. Vaughn

ADDRESS  
Route 1, Box 44  
Bonanza, OR 97623

Earl E. Ferguson  
Barbara Jane Ferguson

908 Loma Linda Drive  
Klamath Falls, OR 97601

Said persons 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, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.\*  
Each of the notices so mailed was certified to be a true copy of the original notice of sale by

Neal H. Bell

copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Stayton, Oregon, on Nov. 20, 1984. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.  
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 1st day of April, 1985

Darlene M. Lawrence  
Notary Public for Oregon. My commission expires 7-25-86

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

RE: Trust Deed from

RICHARD G. VAUGHN and  
SHARON R. VAUGHN

Grantor

TO  
NEAL H. BELL

Trustee

AFTER RECORDING RETURN TO  
Neal H. Bell  
Bell & Bell  
Post Office Box 497  
Stayton, OR 97383

STATE OF OREGON,

County of Marion, ss.

I certify that the within instrument was received for record on the 20th day of November, 1984, at 10 o'clock P.M., and recorded in book/reel/volume No. 185 on page 4906 or as fee/file/instrument/microfilm/reception No. 185-4906, Record of Mortgages of said County.  
Witness my hand and seal of County affixed.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

By Darlene M. Lawrence Deputy

85 APR 3 PM 3 32



TRUSTEE'S NOTICE OF SALE

4907

NEAL H. BELL, Trustee, will sell the property described below at 3:30 P.M. on April 9, 1985. The sale will be held at front steps of Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon.

(see attached Exhibit A)

Said sale is to satisfy obligations secured by a trust deed covering said property from RICHARD G. VAUGHN, aka RICHARD GENE VAUGHN, and SHARON R. VAUGHN, husband and wife Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation Beneficiary, dated February 18, 1982, and recorded in Book M82 Page 2352, Reception or Fee Number 9448, Klamath County Mortgage Records.

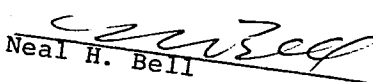
The default for which the foreclosure is being made is failure to pay the monthly payments in the amount of \$118.89 due on September 24, 1984, and October 24, 1984, 1982-83 real property taxes and 1983-84 real property taxes.

The sum owing on the obligation secured is:

Principal \$5,831.44, plus interest at 18.5 % per annum from August 20, 1984, to October 14, 1984, plus interest at 23.5% per annum from October 14, 1984, until paid; plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary and trustee have elected to sell the property to satisfy the obligation. The grantor, grantor's successor, and any other person named in ORS 86.753 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees and by curing any other default complained of in the notice of default, at any time prior to five (5) days before the trustee conducts the sale.

DATED this 20th day of November, 1984.

  
Neal H. Bell

Trustee

## EXHIBIT A

A tract of land situated in Government Lot 1 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:  
 BEGINNING at a point marked by a P. K. nail on the North line of said Section 3, said point being East 4518.68 feet from the brass cap monument marking the Northwest corner of said Section 3, said point also being West 769.85 feet from a P. K. nail at the intersection of East Langell Valley Road and Gale Road, accepted as the Northeast corner of said Section 3; thence South  $01^{\circ} 13' 00''$  West 54.55 feet to a 5/8 inch iron pin; thence South  $06^{\circ} 15' 00''$  West 189.72 feet to a 5/8 inch iron pin; thence South  $01^{\circ} 13' 40''$  East, 129.74 feet to a 5/8 inch iron pin; thence South  $00^{\circ} 55' 44''$  West 81.86 feet to a 5/8 inch iron pin; thence South  $39^{\circ} 28' 30''$  East, 104.67 feet to a 5/8 inch iron pin; thence South  $09^{\circ} 12' 24''$  West 188.48 feet to a 5/8 inch iron pin; thence South  $18^{\circ} 23' 16''$  East, 54.52 feet to a 5/8 inch iron pin; thence South  $67^{\circ} 36' 48''$  East 131.25 feet to a 5/8 inch iron pin; thence North  $79^{\circ} 22' 06''$  East 81.63 feet to a 5/8 inch iron pin on the Westerly right of way line of the Gale Lateral; thence Northerly along said right of way line, North  $26^{\circ} 28' 00''$  West, 49.39 feet; North  $18^{\circ} 20' 00''$  East, 121.56 feet, North  $12^{\circ} 15' 00''$  West, 289.75 feet, North  $55^{\circ} 51' 00''$  West, 184.94 feet, North  $06^{\circ} 15' 00''$  East, 204.21 feet, North  $01^{\circ} 13' 00''$  East 58.65 feet to the North line of said Section 3; thence West 60.02 feet to the POINT OF BEGINNING; including the area in the County Road right of way along the Northerly line, with bearings based on the North line of Section 3 as established as being East. The right of way of the Gale Lateral was established 20.00 feet West of Deed record to correlate the Deed right of way to the existing ditch.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 3rd day of April A.D. 19 85  
 at 3:32 o'clock P M, and duly  
 recorded in Vol. M85 of Mortgages  
 Page 4906

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 13.00