

48334

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

Vol. 185 Page: 6464

STATE OF OREGON, County of Klamath, ss:

I, Phyllis M. McCoy

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
Maxine Rae Krueger

ADDRESS

3721 Christine Lane
Klamath Falls, Oregon 97601

State of Oregon
Attorney General David
Frohnmayr

State Capitol Building
Salem, Oregon 97301

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

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 January 31, 1985. 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 1st day of February, 1985

Phyllis M. McCoy

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

Shirley M. Kleppert

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

RE: Trust Deed from
Maxine Rae Krueger

Grantor

Timothy A. Bailey

Successor Trustee

AFTER RECORDING RETURN TO

CRANE & BAILEY
ATTORNEYS AT LAW
540 MAIN STREET
KLAMATH FALLS, OREGON 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES 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

890A 13.00

6465

PS Form 3811, July 1983

DOMESTIC RETURN RECEIPT

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 fee 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:
State of Oregon
Attorney General David
Fronnmayer
State Capitol Building
Salem, Oregon 97301

4. Type of Service: Article Number
☐ Registered ☐ Insured
☒ Certified ☐ COD P 655 783 795
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature - Addressee

X

6. Signature - Agent

X

7. Date of Delivery
FEB 1 1985

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

PS Form 3811, July 1983

DOMESTIC RETURN RECEIPT

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 fee 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:
Maxine Rae Krueger
3721 Christine Lane
Klamath Falls, Oregon 97601

4. Type of Service: Article Number
☐ Registered ☐ Insured
☒ Certified ☐ COD P 655 783 794
☐ Express Mail

Always obtain signature of addressee or agent and
DATE DELIVERED

5. Signature - Addressee

X

6. Signature - Agent

X

7. Date of Delivery
2-5-85

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



TRUSTEE'S NOTICE OF SALE

6466

Reference is made to that certain trust deed made, executed and delivered by MAXINE RAE KRUEGER, as grantor, to TRANSAMERICA TITLE INSURANCE CO., as trustee, to secure certain obligations in favor of JOHN W. LARSEN and LaVONNE LARSEN, as beneficiary, dated May 12, 19 83, recorded June 30, page 10319 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: A portion of Tract No. 25, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, described as follows: Beginning at a point in the Northerly boundary of Tract No. 25 of Altamont Small Farms, said point being 132.0 feet distant Westerly from the Northeastly corner of said tract, and running thence North 88° 46' West along the said Northerly boundary line of said Tract 132.0 feet; thence South 9° 11' West 323.2 feet, more or less, to a point in the Southerly boundary of said tract; thence South 89° 48' East along the said boundary of the tract 132.0 feet; thence North 0° 11' East 322.0 feet to the point of beginning. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

1. Payment due on October 1, 1983, in the amount of \$200.00, and the monthly payments of \$200.00 due on the 1st day of each month thereafter.
2. Taxes for the year 1983-84 in the sum of \$294.18 and for the 1984-85 tax year in the amount of \$470.90.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

\$19,865.00 with interest due from September 1, 1983, at the rate of 10% per annum.

A notice of default and election to sell and to foreclose was duly recorded January 28, 1985, in book M85 at page 1534 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 4th day of June, 19 85, at the hour of 10:00 o'clock A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front steps of the Courthouse, Main St. 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 of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, January 31, 19 85.

Timothy A. Bailey
Successor Trustee

State of Oregon, County of Klamath

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls, Oregon, this day of January, 19 85.

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 2nd day of May, A.D., 19 85 at 9:46 o'clock A. M, and duly recorded in Vol M85, of Mortgages on page 6464.

Fee: \$ 13.00

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy