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STEVENS-NESS LAW PUB. CO., PORTLAND, ORE., OREGON
 AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
 SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

Vol. M85 Page 19521

STATE OF OREGON, County of Klamath, ss:

I, NEAL G. BUCHANAN

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

JAMES V. ROGERS

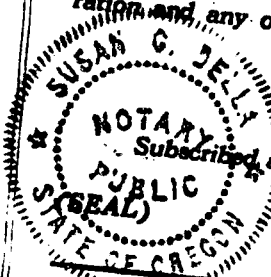
ADDRESS

P.O. Box 910
 Mt. Shasta, CA 96067

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
NEAL G. BUCHANAN, 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 July 23, 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 corpo-
 ration and any other legal or commercial entity.



Subscribed and sworn to before me this 27th day of November, 1985

Notary Public for Oregon. My commission expires November 5, 1989

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

JAMES V. ROGERS

Grantor

TO
TRANSAMERICA TITLE INS. CO

Trustee

AFTER RECORDING RETURN TO
NEAL G. BUCHANAN, ATTORNEY
601 Main St., Suite 210
Klamath Falls, OR 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/roll/volume No. _____ on
 page _____ or as fee/file/instru-
 ment/microfilm/reception No. _____
 Record of Mortgage of said County.
 Witness my hand and seal of
 County affixed.

NAME

By _____
 Deputy

TRUSTEE'S NOTICE OF SALE

19522

Reference is made to that certain trust deed made by JAMES V. ROGERS

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to
 in favor of JOHN L. HECK, as trustee,
 dated July 15, 1983, recorded August 15, 1983, as beneficiary,
 Klamath County, Oregon, in book/1687/Volume No. M83, in the mortgage records of
 fee/file/instrument/recordation No. 26984 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

The N¹/₂ E¹/₂ SE¹/₄ Section 17, Township 35 South, Range 11 East of the Willamette
 Meridian, in the County of Klamath, State of Oregon.

Thereafter, by Appointment of Successor Trustee dated January 31, 1985, Neal
 G. Buchanan, Attorney at Law, was appointed as Successor Trustee.

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:

Payment in the amount of \$150.00 due on June 15, 1984, together with payments in the
 amount of \$150.00 due on the 15th day of each month thereafter until July 15, 1985;
 Real Property taxes for tax year 1983-'84 in the amount of \$88.57;
 Real property taxes for tax year 1984-'85 in the amount of \$101.44.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust
 deed immediately due and payable, said sums being the following, to-wit:

Principal sum in the amount of \$10,978.93, plus interest thereon at the rate of 10%
 per annum from May 25, 1984;
 Real property taxes for tax year 1983-'84 in the amount of \$88.57;
 Real property taxes for tax year 1984-'85 in the amount of \$101.44.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 2nd, 1985,
 at the hour of 1:00 o'clock P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at 601 Main St., Suite 210
 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five
 days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated
 by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not
 then to be due had no default occurred) and by curing any other default complained of herein that is capable of being
 cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums
 or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in
 enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts
 provided by said Section 86.753 of Oregon Revised Statutes.

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, and the words "trustee" and "beneficiary" include their
 respective successors in interest, if any.

DATED July 23, 1985

NEAL G. BUCHANAN

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 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.

Filed for record at request of _____ the _____ day
 of November _____ A.D. 19 85 at 3:22 o'clock P.M., and duly recorded in Vol. M85
 of _____ Mortgages on Page 19521

FEE \$9.00

Evelyn Biehn, County Clerk
 By _____