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ATC 29487  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 180 Page 11907540-2267/VSC  
LUF No. 3539/JW

STATE OF OREGON )  
County of Multnomah ) : ss.

I, VENA SEN CROWE, 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:

James M. Ryan

Mollie J. Ryan

John W. Keller

Cynthia L. Keller

Address:5483 Knightwood Drive  
Klamath Falls, OR 976015483 Knightwood Drive  
Klamath Falls, OR 976015100 Gatewood Drive  
Klamath Falls, OR 976015100 Gatewood 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 Valerie T. Auerbach, 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 Portland, Oregon, on February 28, 1986. 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.

Vena Sen Crowe  
Vena Sen Crowe

Subscribed and sworn to before me this 25th day of June, 1986.

Mary D. Bacon  
Notary Public for Oregon  
My Commission Expires: 5-31-88

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TRUSTEE'S NOTICE OF SALE

11908

540-2267  
LUF No. 3539/JW

Reference is made to that certain trust deed made by JOHN W. KELLER and CYNTHIA L. KELLER, husband and wife, as grantors, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of EQUITABLE SAVINGS AND LOAN ASSOCIATION, as beneficiary, recorded June 6, 1979, in the official records of Klamath County, Oregon, in Volume No. M79, page 13197, covering the following-described real property situated in said county and state, to wit:

Lot 16, Block 9, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Commonly known as 5483 Knightwood Drive, Klamath Falls, Oregon.

There is a default by the grantors or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest; the default is: the failure to pay when due the following sums: monthly installments of \$565.97 each, beginning with August 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; real property taxes for the years 1984-85 and 1985-86 in the sums of \$933.55 and \$1,010.85, respectively, plus penalties and interest.

By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$52,436.91, with interest thereon at the rate of 12.25 percent per annum, from July 1, 1985, until paid, plus monthly late charges of \$28.30 each, beginning April 16, 1985, until paid; together with title expense, costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above-described real property and its interest in it.

NOTICE IS HEREBY GIVEN that the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above-described property which the grantors had or had the power to convey at the time of the execution of said trust deed, together with any interest which the grantors or grantors successors in interest acquired after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensations of the trustee or successor trustee and the reasonable attorneys fees incurred. A notice of default and election to sell has been recorded pursuant to Section 86.735(3), Oregon Revised Statutes.

Said sale will be held on July 17, 1986, at the hour of 10:00 o'clock, A.M., based on the Standard of Time as established by Section 187.110, Oregon Revised Statutes, at the following place: the front entrance of the Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, which is the hour, date and place fixed for said sale.

NOTICE IS FURTHER GIVEN that any person named in Section 86.753, Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults and by payment to the beneficiary of the entire amount then due other than such portion as

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would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.

Dated February 24, 1986

Harry M. Hanna  
Harry M. Hanna, Successor Trustee

FOR FURTHER INFORMATION  
PLEASE CONTACT: Vena Sen Crowe  
224-5930

STATE OF OREGON           )  
                                  : ss.  
County of Multnomah    )

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.

Valerie T. Auerbach, OSB# 84158  
Attorney for said Trustee

AFTER RECORDING, RETURN TO:

NIEHAUS, HANNA, MURPHY,  
GREEN, OSAKA & DUNN  
Attention: Vena Sen Crowe  
Benj. Franklin Plaza, 11th Floor  
One Southwest Columbia  
Portland, Oregon 97258

STATE OF OREGON: COUNTY OF KLAMATH:   ss.

Filed for record at request of \_\_\_\_\_ the 7th day  
of July A.D., 19 86 at 4:11 o'clock PM., and duly recorded in Vol. M86  
of Mortgages on Page 11907.

FEE       \$13.00

Evelyn Biehn, County Clerk  
By [Signature]