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TRUSTEE'S AFFIDAVIT OF MAILING OF  
TRUSTEE'S NOTICE OF SALE

Vol. MSD Page 19620

STATE OF OREGON, County of Klamath, SS:

I, William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, Oregon 97601, being first duly sworn, depose and say:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Trustee's Notice of Sale attached hereto.

On June 27th, 1986 I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Request, postage prepaid, to each of the following named parties at the following addresses:

Donald F. Spears  
June Ruby Spears  
1343 McClellan Drive  
Klamath Falls, OR 97603

Mary E. Woodard  
2546 Shasta Way  
Klamath Falls, OR 97603

Klamath County Credit Service, Inc.  
c/o Carter Jones Collection  
1143 Pine Street  
Klamath Falls, OR 97601

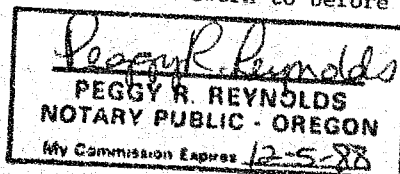
The above named parties include: (a) The Grantor in the Trust Deed; (b) Any Successor in interest to the Grantor whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; (c) Any person or agency having a lien or interest subsequent to the Trust Deed which lien or interest appears of record or which the beneficiary has actual notice; and (d) Any person requesting notice as provided in ORS 86.785.

The addresses shown above are the last known addresses of said parties.

William M. Ganong  
William M. Ganong

Subscribed and sworn to before me this 27<sup>th</sup> day of June, 1986.

(SEAL)



Peggy R. Reynolds  
Notary Public for Oregon

After recording return to:  
William M. Ganong  
1151 Pine Street  
Klamath Falls, OR 97601

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### TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE : THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:
  - a. Grantor: DONALD F. SPEARS and JUNE RUBY SPEARS
  - b. Trustee: William L. Sisemore
  - c. Beneficiary: CERTIFIED MORTGAGE CO., an Oregon Corp.

2. The legal description of the property covered by the subject Trust Deed is:

Lots 6, 7 and 8, Block 3, CHILOQUIN DRIVE ADDITION TO THE CITY OF CHILOQUIN, County of Klamath, State of Oregon.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:  
Book:M-83; Page: 9955; Dated: June 27, 1983.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installments in the amount of \$158.07 each due of the 24th day of each month from September, 1985 to May, 1986, inclusive.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$4,272.23 plus interest thereon at the rate of 16.0% per annum from August 24, 1985 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:05 a.m. on the 30th day of October, 1986 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

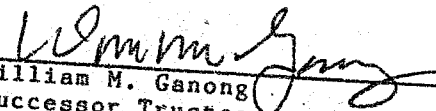
8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any

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person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons 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 this 26<sup>th</sup> day of June, 1986.

  
 William M. Ganong  
 Successor Trustee  
 1151 Pine Street  
 Klamath Falls, OR 97601  
 (503) 882-7228

# TRUSTEE'S NOTICE OF SALE Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
 of October A.D., 19 86 at 10:33 o'clock A M., and duly recorded in Vol. 1186 day  
 of \_\_\_\_\_ Mortgages on Page 19620

FEE \$13.00

Evelyn Biehn, County Clerk  
 By 