

67610

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

Vol. MS Page 19624

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 26th, 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:

Robert Thomas
1518 N. Eldorado Ave.
Klamath Falls, OR 97601

Carter Jones Collection Service
1143 Pine Street
Klamath Falls, OR 97601

State of Oregon
Employment Division
875 Union St., NE
Salem, OR 97311

Shaw Stationery Co.
729 Main Street
Klamath Falls, OR 97601

Miller Bros., Inc.
710 Klamath Ave.
Klamath Falls, OR 97601

Lewis Arco
105 Main Street
Klamath Falls, OR 97601

Oregon State Bar Assoc.
1776 S.W. Madison St.
Portland, OR 97205

South Valley State Bank
5215 S 6th Street
Klamath Falls, OR 97603

Richard W. Harrington, Conservator
P.O. Box 235
Madras, OR 97741

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SAIF
SAIF Building
400 High St., SE
Salem, OR 97312

City of Klamath Falls
500 Klamath Ave.
Klamath Falls, OR 97601

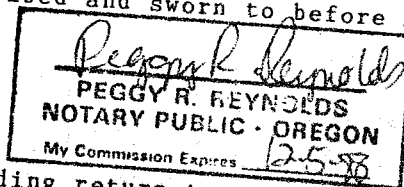
The above named parties include: (a) The Grantor in the Trust Deed; (b) Any Successor in interest to the Grantor whose interest appears of record, or of whose interest the trustee or the beneficiary has actual notice; (c) Any person or agency having a lien or interest subsequent to the Trust Deed which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

Subscribed and sworn to before me this 26th day of June, 1986.

William M. Ganong
William M. Ganong

(SEAL)



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

Peggy R. Reynolds
Notary Public for Oregon
My Commission Expires: 12-5-88

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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: Robert Thomas
 - b. Trustee: South Valley State Bank
 - c. Beneficiary: Conservatorship of Peter Zounik, No. 78-426.

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

Lot 13, Block 3, CANAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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-79; Page: 2450; Dated: January 30, 1979.

4. The default for which the foreclosure is made is the Grantor's failure to pay real property taxes for the years 1978-79 through 1985-86.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$17,750.00 plus interest thereon at the rate of 15.0% per annum from December 31, 1982 until paid, plus real property taxes and other liens paid by the beneficiary.

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 10:00 a.m. on the 31st day of October, 1986 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

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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 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 20th day of June, 1986.



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

NOTICE OF NONJUDICIAL SALE

19628

RE. JOHN ROBERT THOMAS
TAXPAYER(S)

To the Secretary of the Treasury of the United States:

You are hereby notified of the proposed sale of the following described property.* Lot 13,
Block 3, CANAL ADDITION to the City of Klamath Falls, Klamath County, Oregon

belonging to the above named taxpayer(s), and the following information is given with respect thereto:

1. The proposed sale will be held at Front steps of the Klamath County Courthouse
Klamath Falls, Oregon on October 31, 1986, at 10:00 o'clock A.M., on
the following terms Public Auction to the highest bidder for cash.2. The approximate amount of the principal obligation, including interest, secured by the lien sought to be
enforced and a description of the other expenses which may be charged against the sale proceeds, are as follows:

Principal amount \$17,750.00

Interest to date of sale \$10,206.25

Legal fees \$1,000.00

Selling costs \$

Other: Property taxes and interest \$3,300.00

3. (A) A copy of each Notice of Federal Tax Lien (Form 668) affecting the property to be sold is attached
hereto, OR

(B) The following information is given with respect to each Notice of Federal Tax Lien:

(i) The Internal Revenue District named thereon: Oregon

(ii) Taxpayers Name(s): John Robert Thomas

Address 1518 N. Eldorado Ave., Klamath Falls, Oregon 97601

(iii) Date of filing lien: See report attached

Place of filing: Klamath County

☒ Check if Section (B) is used to supply information AND more than one lien is submitted. Provide
above information with respect to each lien on an attached sheet or on the reverse hereof.

4. The name and address of the person submitting this Notice of Sale is:

William M. Ganong

NAME

1151 Pine Street

NUMBER and STREET

Klamath Falls, OR 97601

CITY, STATE, ZIP

DATED: June, 1986

*Provide a detailed description, including location, of the prop-
erty affected by the notice (in case of real property, the street
address, city and State and the legal description contained in the
title or deed to the property and, if available, a copy of the
abstract of title). In case of the sale of perishable property,
include a statement of the reasons the property is believed to
be perishable.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Klamath

I, William M. Ganong ss.

sworn, depose and say: That on June 26, 1986, I notified the Secretary of the Treasury
of the United States of the proposed sale described in the foregoing Notice, by mailing a copy of said Notice together
with any attachments described therein, to the delegate of the said Secretary of the Treasury, to-wit: Chief, Special
Procedures Section, District Director of Internal Revenue, P.O. Box 4185, Portland, OR 97208.all in conformity with Reg. § 301.7425-3(d)(1),
Income Tax Regulations promulgated by the Secretary of the Treasury; that said Notice and attachments were
contained in a sealed envelope, addressed as aforesaid, and deposited by me with postage thereon fully prepaid, in
the United States Registered or Certified Mail at Klamath Falls, OR
on June 26, 1986, which was not less than twenty-five (25) days prior to the sale.

Subscribed and sworn to before me this 26th day of June, 1986

(SEAL)

PEGGY H. REYNOLDS
NOTARY PUBLIC - OREGON

My Commission Expires

Notary Public for Oregon

My commission expires: 12-5-88

Receipt and adequacy of the foregoing Notice is acknowledged by the Internal Revenue Service.

Dated June, 1986

By

Title:

NOTES—If signed acknowledgement is requested, submit in duplicate.
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. M86
of Mortgages on Page 19624

FEE \$21.00

Evelyn Biehn, County Clerk

By