

K-38707

67979

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 186 Page 20372

STATE OF OREGON, County of Multnomah, ss:

I, William L. Larkins, Jr., 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

ADDRESS

See attached Exhibit "A".

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 William L. Larkins, Jr., 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 July 25, 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.
certified mail nos. P132883486/P132883487

William L. Larkins, Jr., Trustee
July, 1986

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

William L. Larkins, Jr.
Notary Public for Oregon. My commission expires June 5, 1988

Note: That one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
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

RE: Trust Deed from

Lawrence A. Brewer and
Teresa L. Brewer

Grantor

TO
William L. Larkins, Jr.

Trustee

AFTER RECORDING RETURN TO
William L. Larkins, Jr.
Weiss, DesCamp, Botteri & Huber
2300 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204

(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

EXHIBIT "A"

20373

to

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Name

Lawrence A. Brewer and
Teresa L. Brewer

Address

1541 Siskiyou Street
Klamath Falls, Oregon 97601

TRUSTEE'S NOTICE OF SALE

20372

Reference is made to that certain trust deed made by Lawrence A. Brewer and Teresa L. Brewer,
husband and wife

Transamerica Title Insurance Company*, as grantor, to
in favor of Peoples Mortgage Company, a Washington corporation**, as trustee,
dated December 12, 1979, recorded December 18, 1979, as beneficiary,
Klamath County, Oregon, in book/real/volume No. M79, in the mortgage records of
fee/title/instrument/microfilm/reception No. _____ at page 28999

(indicate which), covering the following described real
property situated in said county and state, to-wit: The Southerly 50 feet of Lot 14 and the Northerly
20 feet of Lot 15, WEST PARK, in the City of Klamath Falls, in the County of Klamath,
State of Oregon.

* The beneficiary has appointed William L. Larkins, Jr., of Weiss, DesCamp, Botteri & Huber,
as successor trustee.

**By Assignment of Deed of Trust recorded February 12, 1980, in Volume M80, page 2764, Records
of Klamath County, Oregon, the beneficial interest in said trust deed was assigned to
Federal National Mortgage Association.
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 Oregon Revised Statutes 86.735(3); the de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums: The payments of
principal and interest due February 1, 1986 and on the first (1st) day of each month there-
after in the amount of \$543 each, plus late charges totalling \$194.76, all totalling
\$3,452.76.

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: The principal balance due in the
sum of \$43,450.25, plus interest on the unpaid balance at the rate of 11.5% per annum from
January 1, 1986 until paid in full, plus late charges totalling \$194.76, plus the cost of
a foreclosure report in the sum of \$271, and plus other costs and disbursements incurred
in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 10, 1986,
at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
the front entrance of the Klamath County Courthouse, 316 Main Street
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 ORS 86.753 has the right, at any time prior to five days before the date last set for
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 per-
formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
ance 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 ORS 86.753.
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 22, 19 86

William L. Larkins, Jr.
William L. Larkins, Jr., Trustee

Trustee

State of Oregon, 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.

William L. Larkins, Jr.
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 _____
of November A.D., 19 86 at 11:11 o'clock A M., and duly recorded in Vol. M86 day
of Mortgages on Page 20372

FEE \$13.00

Evelyn Biehn, County Clerk
By Ann Smith