

69027

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STATE OF OREGON, County of Multnomah

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

, ss:

I, Charles P. Starkey

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:

Doris H. Slusher

C.T. Corporation System  
Registered Agent for  
CP National Corporation

4067 W. 134th St., Apt. B, Hawthorne, CA 90250  
933 Pacific Building, 520 S.W. Yamhill Street,  
Portland, Oregon 97204

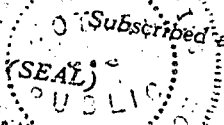
Occupant/Tenant in Possession

1618 Crescent, 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 Mark A. von Bergen, 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 September 16, 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.



Subscribed and sworn to before me this 16th day of September, 1986.

Charles P. Starkey, Trustee

Notary Public for Oregon. My commission expires June 5, 1988.

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  
Doris H. Slusher

Grantor  
Charles P. Starkey, Esq.  
Trustee

AFTER RECORDING RETURN TO  
Charles P. Starkey, Esq.  
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 \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ TITLE \_\_\_\_\_ Deputy

OK

## TRUSTEE'S NOTICE OF SALE

22519

Reference is made to that certain trust deed made by Doris H. Slusher -----, as grantor, to Transamerica Title Insurance\* -----, as trustee, in favor of United States National Bank of Oregon\*\* -----, as beneficiary, dated June 4 -----, 1979, recorded June 8 -----, 1979, in the mortgage records of Klamath ----- County, Oregon, in-book/-est/volume No. M79 ----- at page 13468 -----, fee/title/instrument/microfilm/reception No. ----- (indicate which), covering the following described real property situated in said county and state, to-wit: See Exhibit "A" attached hereto.

\*The beneficiary has appointed Charles P. Starkey, Esq. as successor trustee.

\*\*The beneficial interest was assigned to the Housing Division, Department of Commerce, State of Oregon, by Assignment dated June 4, 1979, recorded June 8, 1979, in Volume M79, page 13472, Mortgage Records of Klamath County, Oregon; re-recorded June 27, 1979, in Volume M79, page 15186, Mortgage\*\*\*

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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: The payments of principal and interest due May 1, 1986 and on the first (1st) day of each month thereafter in the amount of \$209 each, plus late charges totalling \$12.04, all totalling \$1,057.04.

\*\*\*Records of Klamath County, Oregon.

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 owing in the amount of \$20,258.41, plus interest accrued thereon at the rate of 7.25% per annum from April 1, 1986, until paid in full, plus late charges totalling \$12.04, plus the cost of a foreclosure report in the amount of \$177, plus other costs and disbursements incurred in the course of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 22 -----, 1987, at the hour of 10:00 ----- o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 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 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 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 obligation, 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 September 11 -----, 19 86 -----

Charles P. Starkey -----  
Charles P. Starkey, Trustee

Trustee

State of Oregon, County of Multnomah ----- 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.

Mark H. van Bergen -----

Attorney for said Trustee

SERVE: -----

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.

EXHIBIT "A"

22520

Legal Description

The Southerly 34 feet of the Easterly 88 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and the Northerly 5 feet of the Easterly half of Lot 5, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, and also a strip of land 2 feet wide of the Southerly 34 feet of the Easterly end of the Westerly 90 feet of Lot 4, Block 33, Hillside Addition to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 11:30 o'clock A M., and duly recorded in Vol. 886  
of Mortgages on Page 22518

FEE \$13.00

Evelyn Biehn, County Clerk  
By [Signature]