

69317

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AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,  
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

STATE OF OREGON, County of Klamath, ss:  
I, Nancy L. Doane, being first duly sworn, depose, 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 registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME

ADDRESS

Ronald Root

265 Sobrant Way, No. M  
Sunnyvale, CA 94080

P. Laura Root

265 Sobrant Way, No. M  
Sunnyvale, CA 94080

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest  
appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting  
notice as provided in ORS 86.785.  
Each of the notices so mailed was certified to be a true copy of the original notice of sale by  
Richard N. Belcher, 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 Klamath Falls, Oregon, on December 15, 1986. Each of said notices  
was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least  
120 days before the day fixed in said notice by the trustee for the trustee's sale.  
As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corpo-  
ration and any other legal or commercial entity.



Subscribed and sworn to before me this 15th day of December, 1986.  
Nancy L. Doane  
Sharon D. McNelly  
Notary Public for Oregon. My commission expires 10-3-90.

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 TO GRANTOR, SUCCESSOR IN INTEREST TO  
GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from  
Root  
Selway TO Grantor  
Trustee

AFTER RECORDING RETURN TO  
Zamsky & Belcher  
601 Main Street, Suite 204  
Klamath Falls, OR 97601

(DON'T USE THIS  
SPACE: RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,  
County of ss.  
I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as document/tee/file/  
instrument/microfilm No.  
Record of Mortgages of said County.  
Witness my hand and seal of  
County affixed.

NAME  
By Deputy

## TRUSTEE'S NOTICE OF SALE

23053

Reference is made to that certain <sup>second</sup> trust deed made by RONALD ROOT and P. LAURA ROOT, husband and wife, as grantor, to Klamath County Title Company, as trustee, in favor of JAMES W. SELWAY and MARTA ELLEN SELWAY, husband and wife, as beneficiary, dated November 30, 19 79, recorded December 6, 19 79, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M79 at page 28209, fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 1 in Block 2 of Tract No. 1114, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$6,819.08, plus interest at the rate of tenpercent per annum from May 1, 1985.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

\$6,819.08, plus interest at the rate of tenpercent per annum from May 1, 1985.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 16, 19 87 at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the Klamath County Courthouse 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 Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED December 15, 1986

  
Trustee

State of Oregon, County of Klamath, 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.

\_\_\_\_\_  
Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS 86.740(2) 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 \_\_\_\_\_ the 15th day of December A.D. 19 86 at 2:40 o'clock P M., and duly recorded in Vol. M86 of Mortgages on Page 23052

FEE \$9.00

Evelyn Biehn, County Clerk  
By 