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K-38777

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
STATE OF OREGON, County of Multnomah

I, David E. Fennell

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
Douglas K. Coddington
K.C. Paint & Floor Covering, Inc.
United States of America
Office of Federal Housing Administration

ADDRESS
PO Box 909, Klamath Falls, OR 97601
PO Box 909, Klamath Falls, OR 97601
520 SW Sixth, Portland, OR 97204

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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

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 11, 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 11 day of September, 1986

David E. Fennell
Notary Public for Oregon. My commission expires 2/12/90

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.
More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from
Coddington

Fennell TO Grantor
Successor Trustee

AFTER RECORDING RETURN TO
Mr. David E. Fennell
PRESTON, THORGRIMSON, ELLIS & HOLMAN
1230 SW First Avenue, Suite 300
Portland, OR 97204

(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 instrument
was received for record on the day
of 1986, at o'clock M., and recorded
in book/reel/volume No. on
page or as fee/file/instru-
ment/microfilm/reception No. of said County.
Witness my hand and seal of
County affixed.

By NAME
Deputy

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Douglas K. Coddington, an unmarried person, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington Corporation, as beneficiary, dated June 4, 1979, recorded July 3, 1979, in the mortgage records of Klamath County, Oregon, in book 15766, volume No. M-79, at page 15766.

property situated in said county and state, to-wit:
All of the following described portions of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION No. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, as follows: Beginning at the Northwest corner of said Lot 8, thence running Easterly along the North line of said Lot 8, 36 feet and 8 inches; thence South 100 feet, more or less to the South line of said Lot 7; thence along the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet; more or less to the point of beginning.

**beneficial interest under said Deed of Trust was assigned to Cenlar Federal Savings Bank by instrument recorded February 24, 1986, Volume M-86, Page 3162, 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:

monthly payments of \$320.00 beginning 5/1/86 until paid; plus late charges of \$12.80 each month beginning 5/16/86 until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by Cenlar Federal Savings Bank for protection of the above described real property and its interest therein.

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:
\$27,652.21 with interest thereon at the rate of 10.0 percent per annum beginning 4/1/86 until paid; plus late charges of \$12.80 each month beginning 5/16/86 until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by Cenlar Federal Savings Bank for protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 16, 1987, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at inside door to main lobby of the Klamath County Courthouse, 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 of 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 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 Section 86.753 of Oregon Revised Statutes.

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 8, 1986

David E. Fennell
1230 SW First Avenue, Suite 300
Portland, OR 97204 (503)225-0815
Successor Trustee

State of Oregon, County of _____ 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

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 7th day
of January A.D., 1987 at 1:38 o'clock P.M., and duly recorded in Vol. M87
of Mortgages on Page 273
By Evelyn Biehn, County Clerk

FEE \$9.00