

77725

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Page 13925

STATE OF OREGON, County of Lane, ss:

I, William S. Wiley

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:

Duel E. Chinn

Mariam L. Chinn

Tenants in Possession

American Universal Insurance Company
c/o Roland F. Banks, Jr., Reg. Agent

David B. Frohnmayer, Attorney General

Neal G. Buchanan, Attorney at Law

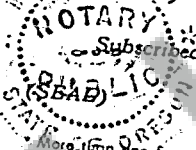
D. L. Hoots, Attorney at Law

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 S. Wiley, 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 Eugene, Oregon, on April 1, 1987. 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 1st day of April, 1987.

Notary Public for Oregon. My commission expires 7/04/90

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

RE: Trust Deed from

Duel E. Chinn and
Mariam L. Chinn

Grantor

TO
Transamerica Title Insurance
Company

Trustee

AFTER RECORDING RETURN TO
William S. Wiley
Attorney at Law
P. O. Box 1147
Eugene, OR 97440

(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 1987, 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.

By NAME TITLE Deputy

13926



NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

TO: American Universal Insurance Company
c/o Roland F. Banks, Jr., Reg. Agent
1211 S.W. Fifth Avenue, Portland, Oregon 97204

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit: _____, who is a person over the age of fourteen years and a member of your household, on _____, 19____, at _____ o'clock _____ M. OR

Service was made by leaving a true copy of said Notice of Sale with _____ Ann Reeves _____, the person who is apparently in charge of the office which you maintain for the conduct of your business at 1211 S.W. Fifth Avenue, Portland, Oregon _____, April 7 _____, 1987, during normal working hours at to-wit: 2:00 o'clock P.M.

William S. Wiley

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Lane _____ SS.

I, William S. Wiley _____, being first duly sworn, depose, say and certify that:

I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by William S. Wiley _____, attorney for the Trustee named in said Notice of Sale, to the person and to the address first appearing above. The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Eugene Oregon, on April 20 _____, 1987, addressed as aforesaid.

William S. Wiley



Subscribed and sworn to before me this 21st day of April, 1987.

Rebecca M. Oshway
Notary Public for Oregon, my commission expires 6/04/90

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

NOTICE OF SUBSTITUTED OR OFFICE SERVICE AND AFFIDAVIT OF MAILING

RE: Trust Deed from
Duel E. Chinn and
Mariam L. Chinn

Grantor

to
Transamerica Title
Insurance Company

Trustee

AFTER RECORDING RETURN TO
William S. Wiley
Attorney at Law
P. O. Box 1147
Eugene, OR 97440

(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

OL

NOTICE OF SUBSTITUTED SERVICE OR OFFICE SERVICE

TO:Duel E. Chinn
.....2733 Crest Street
.....Klamath Falls, OR 97603

You are hereby notified that you have been served with a Trustee's Notice of Sale, a true copy of which is attached hereto and enclosed herewith.

Service was made by delivering a true copy of said Notice of Sale at your dwelling house or usual place of abode, to-wit: Duel E. Chinn

abode, to-wit: Mariam L. Chinn, who is a person over the age of fourteen years and a member of your household, on April 3, 1987, at 10:20 o'clock A.M. OR

Service was made by leaving a true copy of said Notice of Sale with _____, the person who is apparently in charge of the office which you maintain for the conduct of your business at _____, on _____, 19____, during normal working hours, at to-wit: _____ M.

AFFIDAVIT OF MAILING

STATE OF OREGON, County of Lane..... SS.

I, William S. Wiley, being first duly sworn, depose, say and certify that:

I, William S. Wiley, being first duly sworn, depose, say and certify that I mailed an original Notice of Substituted or Office Service, an exact and complete copy of which appears above, together with a true copy of the Notice of Sale referred to therein and attached hereto, which Notice of Sale was certified to be an exact and complete copy of the original Notice of Sale by William S. Wiley, attorney for the Trustee named in said Notice of Sale, to the person and to the address first appearing above.

The Notice set forth above, and the true copy of the Notice of Sale were placed in a sealed envelope with first class postage thereon fully prepaid, and deposited by me in the United States Post Office at Eugene, Oregon, on April 20, 1987, addressed as aforesaid.

Subscribed and sworn to before me this 21st day of April, 1987

Notary Public for Oregon, my commission expires6/04/90

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

**NOTICE OF SUBSTITUTED OR OFFICE
SERVICE AND AFFIDAVIT OF MAILING**

RE: Trust Deed from
Duel E. Chinn and
Mariam L. Chinn

Grantor

to
Transamerica Title
Insurance Company

Trustee

William S. Wiley
Attorney at Law
P. O. Box 1147
Eugene, OR 97440

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, } ss.
County of..... }

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 _____

TRUSTEE'S NOTICE OF SALE

13925



Reference is made to that certain trust deed made by DUEL E. CHINN and MARIAM L. CHINN,
husband and wife,

TRANSAMERICA TITLE INSURANCE COMPANY

as grantor, to
 in favor of TOWN AND COUNTRY MORTGAGE, INC., an Oregon corporation, **
 dated October 11, 1983, recorded October 17, 1983, as beneficiary,
Klamath County, Oregon, in book volume No. M83, at page 17754

covering the following described real
 property situated in said county and state, to-wit:

PARCEL 1 - Tract 13, TOWNSEND TRACTS, according to the official plat thereof on file in the
 office of the County Clerk of Klamath County, Oregon.

PARCEL 2 - That portion of Lots 28 and 29. TOWNSEND TRACTS, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County, Oregon, lying East of
 the U.S.R.S. Drain.

**the beneficial interest thereof was assigned of record to Peoples Mortgage Company, a Washington
 corporation, by assignment recorded October 17, 1983, as volume no. M83, page 17893, in the
 Microfilm Records of Klamath County, Oregon, and thereafter further assigned to ICA Mortgage
 Corporation, a California corporation, by assignment recorded October 10, 1984, as volume no. ***

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 in the amount of \$620.00 each for the months of November 1, 1986, through
 March 1, 1987, plus late charges in the amount of \$34.88 each for the months of November,
 1986, through March, 1987.

***M84, page 17453, in the Microfilm 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:

Principal amount of \$45,440.75, together with interest thereon at the rate of 13.0% per
 annum from October 1, 1986, plus accumulated late charges of \$174.00.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 1987,
 at the hour of 10:00 o'clock, AM., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
 at the main door of 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 86.753 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 April 1, 1987

William S. Wiley
 WILLIAM S. WILEY

Successor Trustee

P. O. Box 1147, Eugene, OR 97440

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

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 Mountain Title Company the 4th day
 of August A.D., 19 87 at 1:50 o'clock P.M., and duly recorded in Vol. M87
 of Mortgages on Page 13925.

FEE \$17.00

Evelyn Biehn, County Clerk
 By Alan Smith