

82643

MT-12548
 AFFIDAVIT OF MAILING NOTICE OF SALE
 OF TRUST DEED FORECLOSURE

Vol. M87 Page 22510

STATE OF OREGON, County of Deschutes, ss:

I, BETH R. ROLPH, being first duly sworn, depose and say:

That I am the attorney for DANIEL C. RE, Successor Trustee, under a Trust Deed between Raymond D. Ruegger and Arlene K. Ruegger, Grantors, and Western United Life Assurance Company, a Washington corporation, Beneficiary, recorded September 18, 1986, in Volume M86, at page 16895, Microfilm Records of Klamath County, Oregon, and covering the property described in the attached NOTICE OF SALE.

I hereby certify that I mailed, by first class mail and by certified mail, return receipt requested, a copy of the attached NOTICE OF SALE to the persons listed below, on the date and to the address indicated, which was the last known address to the Successor Trustee and the Beneficiary, by placing said NOTICE in a sealed envelope, with postage fully paid thereon, and depositing the same in the United States Mail:

Date	Person	Address
8/25/87	Raymond D. Ruegger	3110 Butte St. Klamath Falls OR 97601
8/25/87	Raymond D. Ruegger	325 Martin Street Klamath Falls OR 97601
8/25/87	Arlene K. Ruegger	3110 Butte St. Klamath Falls OR 97601
8/25/87	Arlene K. Ruegger	325 Martin Street Klamath Falls OR 97601
8/25/87	Patricia C. Ruegger-Evans	c/o Clerk of Superior Court (Case #DR 150388) 201 W Jefferson St. Phoenix AZ 85003

Beth R. Rolph
 BETH R. ROLPH - OSB #82116

December 17, 1987.

SUBSCRIBED AND SWORN To before me this 15th day of

RETURN:

GRAY, FANCHER, HOLMES & HURLEY
 ATTORNEYS AT LAW, P. O. BOX 1151, BEND, OR 97709-1151

James Shepard
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 1/19/88

-1- AFFIDAVIT

NOTICE OF SALE

22511

DANIEL C. RE, Successor Trustee under the Trust Deed described below, hereby elects to sell pursuant to Oregon Revised Statutes Sections 86.705 to 86.795, the real property described below at 10:30 a.m. on December 30, 1987, at the front entrance of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

All obligations of performance which are secured by the Trust Deed hereinafter described are in default for reasons set forth below and the beneficiary declares all sums due under the note secured by the trust deed described herein immediately due and payable.

GRANTOR: RAYMOND D. RUEGGER and ARLENE K. RUEGGER

BENEFICIARY: WESTERN UNITED LIFE ASSURANCE COMPANY, a Washington corporation

TRUST DEED RECORDED: September 18, 1986, in Volume M86, at page 16895, Microfilm Records of Klamath County, Oregon.

PROPERTY COVERED BY TRUST DEED:

Beginning at the Southwest corner of Lot 17 in Block 21 INDUSTRIAL ADDITION to the City of Klamath Falls; thence Southeasterly along Martin Street 37½ feet; thence Northeasterly and parallel with Oak Avenue, 50 feet; thence Northwesterly parallel with Martin Street, 37½ feet; thence Southwesterly parallel to Oak Avenue, 50 feet to the place of beginning, being part of Lots 17 and 16 of said Block and Addition.

DEFAULT: Failure to pay the regular monthly payments due February 20, 1987 through July 20, 1987, which represent 7 months at \$200.00, or a total of \$1,400.00; real property taxes for 1986-87 in the sum of \$177.33, plus interest; a city lien in favor of the City of Klamath Falls in the amount of \$6.04, plus interest; and late charges.

SUM OWING ON OBLIGATION SECURED BY TRUST DEED: Principal balance of \$4,534.60 with interest at 10.0 percent per annum from January 20, 1987, until paid.

Notice is given that any person named in Section 36.753, Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above-described defaults, by payment of the entire amount due (other than such portions of principal as would not then be due had no default occurred), and by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees, at any time prior to five days before the date last set for the sale.

DANIEL C. RE
Successor Trustee

-1- NOTICE OF
SALE

GRAY, FANCHER, HOLMES & HURLEY
ATTORNEYS AT LAW

40 N.W. GREENWOOD • P.O. BOX 1151 • BEND, OREGON 97709-1151 • (503) 382-4331

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day
of December A.D. 19 87 at 3:03 o'clock P M., and duly recorded in Vol. M87
of Mortgages on Page 22510
Evelyn Biehn, County Clerk
By [Signature]

FEE \$10.00