

OC

92491

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

Vol. m88 Page 17030

STATE OF OREGON,

County of KLAMATH

ss.

I, NEAL G. BUCHANAN
being first duly sworn, depose, say and certify that:

I am the EARLE G. MILBRADT and RUTH A. MILBRADT, trustee in that certain trust deed executed and delivered by
to STEVE W. WILSON and DORIS C. WILSON, husband and wife, as grantor
in which MOUNTAIN TITLE COMPANY (NEAL G. BUCHANAN AS SUCCESSOR), as trustee,
is beneficiary, recorded on October 11, 19 78, in the mortgage records of Klamath
County, Oregon, in book/reel/volume No. M78, at page 22707 or as fee/file/instrument/microfilm/recep-
tion No. 56486 (indicate which), covering the following described real property situated in said county:

Lot 14, 15, 16 in PONDEROSA PARK, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

I hereby certify that on June 28

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed
first mentioned above.

19 88, the above described real property was not occupied.

Neal G. Buchanan

Trustee

Subscribed, sworn to and acknowledged before me this

10th

day of

October

19 88

Janice K. Duce

Notary Public for Oregon

My Commission expires:

6/16/92

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from
Earle G. Milbradt and Ruth A.
Milbradt, husband and wife,
Grantor

to
Mountain Title Company
(Neal G. Buchanan, Successor)
Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan
601 Main Street
Suite 215
Klamath Falls, Oregon 97601

(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/instru-
ment/microfilm/reception No.
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

17031

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of KLAMATH, ss:

I, JANICE K. HALL,

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
Earle G. and Ruth A. Milbradt
Alexander T. Bishop, Interim
Trustee in Bankruptcy

ADDRESS
36701 Southeast Tracy Road, Estacada, OR 97023
330 Pacific Building, 520 SW Yamhill Street
Portland, Oregon 97204

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 NEAL G. BUCHANAN,

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 28th, 19 88. 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.

Boady Wilton
Subscribed and sworn to before me this 28th day of June, 19 88
BETTY WILTON
NOTARY PUBLIC-OREGON
My Commission Expires 6-1-92

Janice K. Hall
JANICE K. HALL
Boady Wilton

Notary Public for Oregon. My commission expires 6/1/92

*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.

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

EARLE G. MILBRADT and RUTH A. MILBRADT, husband and wife,

Grantor

TO
MOUNTAIN TITLE COMPANY

Trustee

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

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

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 28th day of June, 19 88, at 3:00 o'clock P.M., and recorded in book/reel/volume No. 100 on page 100 or as fee/file/instrument/microfilm/reception No. 100, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME NEAL G. BUCHANAN TITLE Attorney
By NEAL G. BUCHANAN Deputy

17032

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EARLE G. MILBRADT and RUTH A. MILBRADT,
husband and wife, as grantor, to
MOUNTAIN TITLE COMPANY (NEAL G. BUCHANAN AS SUCCESSOR) as trustee,
 in favor of STEVE W. WILSON and DORIS C. WILSON, husband and wife, as beneficiary,
 dated September 27th, 1978, recorded October 11th, 1978, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M 78 at page 22707, or
 as fee/file/instrument/microfilm/reception No. 56486 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 14, 15, 16 in PONDEROSA PARK, 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 Oregon Revised Statutes 86.735(3); the de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:
 Payments in the amount of \$75.00 due on November 1, 1984 with like payments due
 the first day of each month thereafter, together with late charges of \$4.50 per month
 for each of said months.

Real property taxes due for tax years 1983 and thereafter.

The said Notice of Default and Election to Sell (a copy of which is attached hereto)
 was recorded at Volume M 88, Page 9345, 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:

\$2,302.76 plus interest at the rate of 8% per annum from October 1, 1984 plus late
 charges of \$4.50 per month for each such payments.

Unpaid real property taxes totalling \$1,016.52 plus interest thereon from March 15,
 1988.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 2nd, 1988,
 at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at
601 Main Street, Suite 215, Klamath Falls, Oregon
 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 be due had no default
 occurred) and by curing any other default complained of herein that is capable of being cured by rendering the per-
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
 ance 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 obli-
 gation, 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 June 28, 1988

Neal G. Buchanan
 Trustee

State of Oregon, County of Klamath

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: