

K-40768

OREGON

## AFFIDAVIT OF MAILING NOTICE OF SALE

I, Debra J. McMillan, say and certify that:  
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 the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

William J. T. Williams

3863 Clinton Avenue  
Klamath Falls, OR 97603

Doris L. Williams

3863 Clinton Avenue  
Klamath Falls, OR 97603Southern Oregon Credit  
Service, Inc.PO Box 4708  
Medford, Oregon 97501

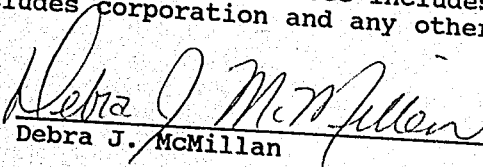
Occupant

3863 Clinton Avenue  
Klamath Falls, OR 97603

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Shapiro & Moran, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on August 16, 1988. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

  
Debra J. McMillan

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State of Oregon )  
County of Multnomah )

On this 16<sup>th</sup> day of August, in the year 1988,  
before me the undersigned, a Notary Public in and for said County  
and state, personally appeared Debra J. McMillan personally known  
to me to be the person whose name is subscribed to this  
instrument and acknowledged that he executed.

Witness my hand and official seal

Susan Brueger  
Notary Public

My Commission Expires 1-10-92

After Recording Return to:  
Shapiro & Moran  
4380 S.W. Macadam Avenue  
Suite C-10  
Portland, Oregon 97201  
(503) 227-4566

S&M #: 88-10128  
Lender Loan #: 254140-7

## TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by WILLIAM J. T. AND DORIS L. WILLIAMS, HUSBAND AND WIFE as grantor, to ASPEN TITLE AND ESCROW COMPANY, as Trustee, in favor of TOWN & COUNTRY MORTGAGE, INC., AN OREGON CORPORATION as Beneficiary, dated MARCH 30, 1984, recorded APRIL 12, 1984, in the mortgage records of KLAMATH County, Oregon, in book No. M-84 at page 6081, covering the following described real property:

LOT 24, LANDIS PARK, IN THE COUNTY OF KLAMATH, STATE OF 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$439.57 from August 1, 1987 through January 1, 1988, and monthly payments in the sum of \$491.89 from February 1, 1988, together with all costs, disbursements and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$35,892.26, together with interest thereon at the rate of 12.50% per annum from August 1, 1987, until paid, together with all costs, disbursements and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 20, 1989, at the hour of 11:00 a.m. o'clock, in accord with the standard time established by ORS 187.110, at THE MAIN ENTRANCE 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 has 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 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 due (other than such portion

of the principal as would not then be due has 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 obligations 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 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 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 2-16-88

HOWARD L. MORAN, Successor  
Trustee

By: Howard L. Moran

State of Oregon, County of Multnomah ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original trustee's notice of sale.

SHAPIRO & MORAN  
4380 S.W. Macadam Avenue  
Suite 310  
Portland, Oregon 97201  
(503) 227-4566

S&M #: 88-10128  
Lender Loan #: 254140-7

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day  
of Oct. A.D., 19 88 at 3:37 o'clock P.M., and duly recorded in Vol. M88,  
of Mortgages on Page 18446.

FEE \$23.00

Evelyn Biehn, County Clerk

By Pauline Mischak