

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,  
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

STATE OF OREGON, County of Marion: ss

I, Ardis Martin, being first duly sworn, depose, 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.

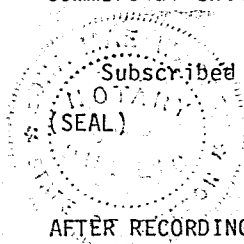
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME	ADDRESS
Harold G. Carey	6336 Maryland Street Klamath Falls, OR 97603
Janice A. Carey	6336 Maryland Street Klamath Falls, OR 97603

Said persons include the grantor in the Trust Deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Douglas A. Port, Trustee, was placed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States Post Office at Salem, Oregon, on October 3, 1988. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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 3rd day of October, 1988.

Edna Mae Wasson

Notary Public for Oregon  
My commission expires 10-11-91

AFTER RECORDING RETURN TO:

Department of Veterans' Affairs  
Attention Douglas A. Port  
700 Summer Street, NE  
Salem, Oregon 97310-1201

\*89 FEB 21 AM 10 55

**SENDER:** Complete Items 1 and 2 when additional services are desired, and complete Items 3 and 4. Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery  
†(Extra charge)†

3. Article Addressed to:

P66714  
Janice A. Carey  
6336 Maryland Street  
Klamath Falls, Oregon 97603

4. Article Number  
36870

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5. Signature — Addressee  
X *Janice Carey*

6. Signature — Agent  
X

7. Date of Delivery  
10/4/88

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

**SENDER:** Complete Items 1 and 2 when additional services are desired, and complete Items 3 and 4. Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. ☐ Restricted Delivery  
†(Extra charge)†

3. Article Addressed to:

P-66714  
Harold G. Carey  
6336 Maryland Street  
Klamath Falls, Oregon 97603

4. Article Number  
36871

Type of Service:  
☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail

Always obtain signature of addressee or agent and **DATE DELIVERED**.

5. Signature — Addressee  
X *Harold G. Carey*

6. Signature — Agent  
X

7. Date of Delivery  
10/4/88

8. Addressee's Address (ONLY if requested and fee paid)

PS Form 3811, Mar. 1987 \* U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

Loan No. P66714

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Harold G. Carey and Janice A. Carey, as grantor, to Klamath County Title, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated August 7, 1984, recorded August 8, 1984, in the mortgage records of Klamath County, Oregon, in Book No. M-84, at Page No. 13650, and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.790(3) by written instrument recorded on September 21, 1988, in Book No. M-88, at Page No. 15596, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: Code 43 Map 3909-1CD TL 4800 Key No. 509729

A track of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Patterson Street as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 1, bears South 89° 06' West 30 feet; thence South 0° 54' East along the said Easterly right of way line of Patterson Street, 1060.0 feet to an iron pin on the Southerly right of way line of Maryland Street; thence North 89° 06' East along the said Southerly right of way line of Maryland Street 520.0 feet to an iron pin and the true point of beginning of the tract to be hereinafter described; thence continuing North 89° 06' East along said Southerly right of way line of Maryland Street 100.64 feet to a point; thence South 0° 54' East to a point on the South line of a tract of land conveyed to William D. Bishop, et ux., by deed recorded October 10, 1958, in Book 304 at page 525, Deed records of Klamath County, Oregon; thence South 89° 06' West to a point; said point being South 0° 54' East 143.35 feet from the true point of beginning; thence North 0° 54' West 143.35 feet to the true point of beginning.

The mailing address of the above-described property is 6336 Maryland Street, Klamath Falls, Oregon 97603.

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 on September 21, 1988, in Book No. M-88, at Page No. 15597 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:

Full monthly payments in the amount of \$531 due February 1, 1987, and the first day of each month thereafter through January 1, 1988 (partial payments made).

Full monthly payments in the amount of \$537 due February 1, 1988, and the first day of each month thereafter (partial payments made).

The total delinquency is \$5,902.

By reason of said default the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$52,422.58 with interest thereon at the rate of 10.5 percent per annum from May 12, 1988, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 28, 1989, at the hour of 2:00 o'clock, P.M., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at the front steps of the 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 to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED OCTOBER 3, 1988

Douglas A. Port

Successor Trustee  
Douglas A. Port  
700 Summer Street, NE  
Salem, Oregon 97310  
Phone (503) 373-2123

State of Oregon )  
County of Marion ) ss:

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

Douglas A. Port  
Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 21st day  
of Feb. A.D., 19 89 at 10:55 o'clock A.M., and duly recorded in Vol. M89  
of Mortgages on Page 3113  
By Evelyn Biehn County Clerk  
Douglas A. Port

FEE \$23.00