

2027

Vol. m89 Page 11628

# TRUSTEE'S AFFIDAVIT OF MAILING OF TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, SS:

I, William M. Ganong, Attorney at Law, 292 Main Street, Klamath Falls, Oregon 97601, being first duly sworn, depose and say:

I am the Trustee or Successor Trustee for the Trust Deed more particularly described in the Trustee's Notice of Sale attached hereto.

On July 20, 1988, I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale executed by me and containing the information shown on the Trustee's Notice of Sale attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail with Return Receipt Request, postage prepaid, to each of the following named parties at the following addresses:

William Warren Keeney, Jr.  
Peggy A. Carter-Keeney  
Quality Inn  
3600 El Camino Real  
Atascadero, CA 93422

Carter Jones Collections Service  
1143 Pine Street  
Klamath Falls, OR 97601

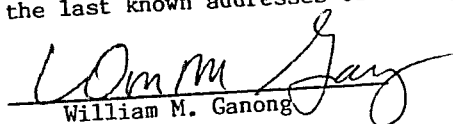
William Warren Keeney, Jr.  
Peggy A. Carter-Keeney  
c/o Dana L. Bockelman  
1520 Derby  
Klamath Falls, OR 97603

Lithia Motors  
360 E. Jackson  
Medford, OR 97501

On May 23, 1989, I deposited with the United States Postal Service at Klamath Falls, Oregon, sealed envelopes each containing a Trustee's Notice of Sale, following Discharge from Bankruptcy Proceedings, executed by me, a true copy of which is attached hereto. I mailed one such envelope by First Class Mail and one such envelope by Certified Mail-Return Receipt Requested, postage prepaid to each of the people named above and to:

Occupant  
5307 Cottage Ave.  
Klamath Falls, OR 97603

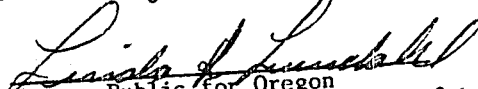
The addresses shown above are the last known addresses of said parties.

  
William M. Ganong

Subscribed and sworn to before me this 26th day of June, 1989.

(SEAL)

LINDA R. LUNDAHL  
NOTARY PUBLIC - OREGON

  
Notary Public for Oregon  
My Commission Expires: 9-29-91

My Commission Expires: 9-29-91  
After recording return to:

William M. Ganong  
292 Main Street  
Klamath Falls, OR 97601

11  
PM 4  
28 JUN 89

11629

INSTRUCTIONS TO PROCESS SERVER  
AFFIDAVIT OF SERVICE

TO: Sheriff of Klamath County  
Klamath County Courthouse  
Klamath Falls, OR 97601

You are directed to serve the Trustee's Notice of Sale enclosed herewith on the Occupant of the property commonly known as 5307 Cottage Avenue, Klamath Falls, Oregon 97603

Then make your return of service below and return it to William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, OR 97601, Trustee.

STATE OF OREGON       )  
                                  ) ss  
County of Klamath    )

The undersigned signatory, being first duly sworn, depose and say that I am at least 18 years of age; that I am not the Beneficiary or Trustee named on the Trustee's Notice of Sale attached hereto, nor a successor in interest to them; that I served a true copy of the Trustee's Notice of Sale attached hereto on the occupant of the premises located at 5307 Cottage Avenue, Klamath Falls, Oregon 97603 by personally delivering said copy to a person who was at least 14 years of age and who resides therein at 10:15 o'clock, a.m., on the 21st day of July, 1988.

Klamath County Sheriff

By:   
Server

After Recording Return to:

William M. Ganong

~~1151 Pine Street~~

Klamath Falls, OR 97601

*292 Main Street*

## TRUSTEE'S NOTICE OF SALE

YOU ARE GIVEN NOTICE : THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:
  - a. Grantor: William Warren Keeney, Jr. and  
Peggy A. Carter-Keeney
  - b. Trustee: Mountain Title Company, Inc.
  - c. Beneficiary: Joseph V. Wachter, II
2. The legal description of the property covered by the subject Trust Deed is:

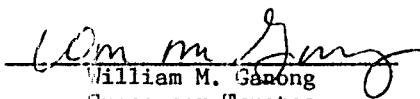
Lot 150, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M-85; Page: 8461; Dated: June 7, 1985.
4. The default for which the foreclosure is made is the Grantor's failure to pay installment payments in the amount of \$265.88 each for the months of February, March, April, May and June, 1988.
5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$24,716.03 plus interest thereon at the rate of 10.0% per annum from February 16, 1988 until paid.
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.
7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 25th day of November, 1988 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.
8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as

would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons 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 this 20 day of July, 1988.

  
William M. Garong  
Successor Trustee  
1151 Pine Street  
Klamath Falls, OR 97601  
(503) 882-7228

TRUSTEE'S NOTICE OF SALE  
FOLLOWING DISCHARGE  
FROM BANKRUPTCY PROCEEDINGS

Notice is given pursuant to Oregon Revised Statute 86.755(6) that by Orders dated May 10, 1989, William Kenney, Jr. and Peggy Carter, who is also known as Peggy Carter-Keeney were discharged by the United States Bankruptcy Court, Central District of California-Los Angeles, Case No.s LA 88-21769RR and LA 88-21767RR from Chapter 7 Bankruptcy proceedings instituted by the above named Debtors.

YOU ARE GIVEN NOTICE : THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:
  - a. Grantor: William Warren Keeney, Jr. and  
Peggy A. Carter-Keeney
  - b. Trustee: Mountain Title Company, Inc.
  - c. Beneficiary: Joseph V. Wachter, II
2. The legal description of the property covered by the subject Trust Deed is:

Lot 150, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

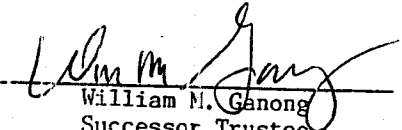
Book: M-85; Page: 8461; Dated: June 7, 1985.
4. The default for which the foreclosure is made is the Grantor's failure to pay installment payments in the amount of \$265.88 each for the months of February, 1988 through April 1, 1989.
5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$24,716.03 plus interest thereon at the rate of 10.0% per annum from February 16, 1988 until paid.
6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 9:00 a.m. on the 19th day of June, 1989 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons 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 this 23rd day of May, 1989.

  
 William M. Ganong  
 Successor Trustee  
 292 Main Street  
 Klamath Falls, OR 97601  
 (503) 882-7228

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 28th day  
 of June A.D. 19 89 at 4:11 o'clock P.M. and duly recorded in Vol. M89  
 of Mortgages on Page 11628

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline M. Mendenhall