Vol. m89 Page 12572

	K-41293 Vailing Notice of Sale
Affidavit of	Vailing Notice of Oale

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 descrit ed in the attached Notice of Sale .

I have given notice of the sale of the real proparty clescribed 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 porsons at their last known addresses, to-wit:

Name & Address Edward L. Hull-	10729			Michelle Rita Bailey	10729	
1730 Fargo Klamath Falls, OR	97603	2.86	170	1000 California Avenue Klamath Falls, OR 9760	01	172
Marion E. Bailey	10729				286	TCW
4225 Austin Street Klamath Falls, OR	97603	2 86	17]	interest to the grantor whose interest a	ppears of reco	all

or whose interest the trustee or the beneficiary has actual notice, any person requesting notice as provided in ORS 86.785 and all The persons mailed to include the grantor in the trust deed, any successor in interest t 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 Peelle Financial Corporation, Of Washington, the trustee named in said notice; pach copy was mailed in a sealed envelope, with postage prepaid, and was deposited was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on <u>March 27, 1989</u>, 3988x by me in the United States post office at Portland, Oregon, on <u>March 27, 1989</u>, and was recorded Each notice was mailed after the date that the Noise of Default and Election to Self described in said Notice of Sale was recorded

which was at least 120 days before the day of the trustre sale.

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10729 Loan #____080787

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

Janne m. Arret Joanne M. Perret

Foreclosure Officer

County of Mulinomah

State of Oregon

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On this <u>27th</u> day of <u>March</u> in the year **1088** before me, the undersigned, a Notary Public in and for said County and State, personally appeared <u>Joanne M. Perret</u> personally known to the the person of the transformation of the transformati March____, in the year #088 before me, the undersigned, a Notary Public in

Nopany Publicin and Nor said County and State Peellin imaterial Carporation 2525 Southwest First Avenue Suite 170 Portland OR 9/201 (503) 228-5950

After Recording Return to:

Peelle Financial Corporation 2525 S.W. First Suite 170 Portland, OR 97201

OR029 100287 Affidavit of Mailing

PFC #_

12573 <u>Trustee's Notice of Sale</u> A default has occurred under the terms of a Trust Deed executed by , as Grantor, , as Trustee, September 23973, in the official records of EDWARD L. HULL TRANSAMERICA TITLE INSURANCE CO. County Oregon, in (as) Book M73 Page 13125 as the original Beneficiary, 19 73 and recorded September 7 Lot 8, Block 109, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath to dated. covering the following described real property: with AKA: 1000 California Avenue, Klamath Falls, OR Peelle Financial Corporation of Washington, Successor Trustee, and the FUELLE FINANCIAL COPPORATION OF WASHINGTON, DUCCESSOF FUELSEE, And the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Nation of Default surgement to ODS as r(SE(2)). The default for which the formalism is Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 86.755(3). The default for which the foreclosure is made is the follows of Counter on Counterly successor in interact to make monthly payment of \$190.26 each, commencing with the payment due October 1, 1988, and continuing each monthly this Truct Dead is rejected or seen to Tructor made is the failure of Grantor or Grantor's successor in interest to: and continuing each month until this Trust Deed is reinstated or goes to Trustee and continuing each month until this frust need is reinstated or goes to frustee Sale, plus a late charge of 4% on each installment not paid within 15 days following bare, prus a race charge of 4% on each instarrament not para wrenth is days to the due date, and all Trustee's fees and other costs and expenses associated with this foreclosure, and any further breach of any term or condition in subject Note By reason of the default the Boneficiary has declared all obligations secured by the Trust Deed by reason of the default the Boneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due mee: \$10,879.35 plus accrued interest at the rate of 8.5% per annum from September 1, 1988 until paid, plus accrued interest at the rate of 0.3% per annum from September 1, 1908 until paid, plus all accrued late charges, Trustee's fees, foreclosure costs, advances of \$141.65 PLUS ALL ACCIUED LATE CHARGES, FRUSCEE'S LEES, FORELOSULE COSTS, ADVANCES OF \$141.00 and any further sums advanced by the Beneficiary pursuant to the terms of the Trust Deed. Notice Is Hereby Given that the understand Trustee will on 110 V 27 100 9 at the Notice Is Hereby Given that the undersigned Trustee will on 11:000 clock, (A_M), standard of time established by ORS 187.110, at: THE FRONT ENTRANCE IO THE KLAMATH COUNTY COURTHOUSE, 316 Main Street , State of Oregon, sell at public suction to the highest bidder for cash the interest in the above described property which the at public function to the highest Differ for cash the interest in the above described property which interest which Granter and or had power to convey at the time of execution of the Trust Deed and any interest which the Granter or his successory in interest occurred often the accention of the Trust Deed to extinct the hour of vrantor nan or nan power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations and the sects and emproce of sole including a successful charge by the Trust of the Grantor or the funccessors in interest acquired after the execution of the Trust Deen, to satisfy the Secured obligations and the costs and expenses of sale, including a reasonable charge by the Trustee. In the City of Notice is further given that any person named in ORS 86.753 has the right to have the foreclosure Notice is further given that any person named in UKS 85.753 has the right to have the forecosure proceeding dismissed and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other there such notion of the principal of would not then be due had no default proceeding dismused and the Trust Deed reinstated by payment to the Benenciary of the entire amount then due, other that such portion of the principal as would not then be due had no default accurred together with all costs and expanses actually incurred in enforcing the obligation and Trust amount then due, other that such portion of the principal as would not then be due had no default occurred, together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and statutory Trustee's and ettornoy's face, and by curing any other default stated in the Notice occurren, together with all cosif and expenses actually incurred in enforcing the obligation and trust Deed, and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default, and any other default under the Trust Dead that may have accurred subcompart to the of Default and any other (lefault under the Trust Deed that may have occurred subsequent to the rearring of the Notice of Default, by tendering the performance required under the obligation or VERSEL and any other demut under the trust Deed that may have occurred subsequent to the recording of the Notice of Default, by tendering the performance required under the obligation or Trust Deed at any time refers to down before the date last set for the sole Trust Deed, at any time prior to five days before the date last set for the sale. Peelle Financial Corporation Of Washington Jøgnne M. Perret - Foreclosure Officer Dated: March 14, 1989 Peelle Financial Corporation 10.10.000 2525 Southwest First Avenue, Suite 170, Portland, OR 97201 Trustee (503) 228-5950 080787 Loan #_ 10729 PFC# C9024 NOS 10025

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STATE OF OREGON County of Multnomah)

CERTIFICATE OF MAILING

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I HEREBY CERTIFY that I mailed a certified true copy of the following to the person named below at the indicated address, first class postage documents: ______Trustee's Notice of Sale____ prepaid, together with a statement of the date, time and place at which substituted/office service was made. Erick P. Gordan PERSON TO WHOM MAILED _____ Terry E. Wright 1000 California Avenue Klamath Falls, OR 97601 MAILING ADDRESS Substituted TYPE OF SERVICE

DATE OF MAILING March 23, 1989 by: Janelle Graves, 107777

12576

Affidavit of Publication

神話に

STAT! OF OREGON, COUNTY OF KLAMATH 5.
l, Deanna Azevedo, Office Manager
being first duly sworn, depose and say that
I am the principal clerk of the publisher of
the <u>Herald and News</u>
a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the afcrescid
county and state; that the LEGAL NOTICE #797
TRUSTEE'S NOTICE OF SALE
a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for <u>FOUR</u> <u>SUMPSON NAME NEWSCOMMENT AND AND AND AND AND AND AND AND AND AND</u>
JUNE 27, 1989
$\frac{Total Cost: $225.76}{1000000000000000000000000000000000000$

Dianna Z Usu before my this 27TH sworn Subscribe <u>9 89</u> TUNE da Notary Public of Oregon - 1990 3 mmissio

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OR Washington,	
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STATE OF OREGON, County of Klamath	
Filed for record at request of:	
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in Vol. M89 of Mortgages Page 12	J <i>LL</i>
Evelyn Biehn County Clerk	• ·

Evelyn Biehn County Clerk By Qaulas Mutlennlag

Deputy.

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