

23279

AFFIDAVIT OF MAILING NOTICE OF SALE

Vol. m90 Page 24031STATE OF OREGON, County of Klamath, ss:I, D. L. HOOTS, 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 twenty-one 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

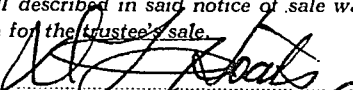
LESLIE L. SAUER

3617 Boardman, Klamath Falls,  
Oregon 97603

CATHY M. HANSCOM

3617 Boardman, Klamath Falls,  
Oregon 97603

Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....  
D. L. HOOTS, 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 July 26, 1990. 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.

  
D. L. HOOTS, Attorney at Law
STATE OF OREGON, County of Klamath, ss: July 26, 1990

Personally appeared the above named D. L. HOOTS, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his (X) voluntary act and deed.

(SEAL)



OFFICIAL SEAL  
 TONI A. UTLEY  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 200544

Before me: Toni A. UtleyNotary Public for Oregon. My commission expires 1-20-92

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

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

D. L. Hoots  
 127 S. 6th St  
 Klamath Falls, Or. 97601

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

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instru-  
 ment was received for record on the  
 day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_  
 Record of Mortgages of said County.  
 Witness my hand and seal of  
 County affixed.

By \_\_\_\_\_ Title.  
 Deputy

90 DEC 4 PM 12 35

890A

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by LESLIE L. SAUER and CATHY M. HANSCOM

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as grantor, to  
BUSTER W. OWENS, as trustee,  
 dated October 28, 1988, recorded January 3, 1989, in the mortgage records of  
Klamath County, Oregon, in book/reel/volume No. M89 at page 6  
 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real  
 property situated in said county and state, to-wit: PARCEL 1. Lot 19 in BLOCK 13 of STEWART ADDITION,  
 according to the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon. Klamath County Tax Account #3909-07BD-02100.

PARCEL 2: Lot 10 in BLOCK 14 of STEWART ADDITION, according to the official plat thereof  
 on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax  
 Account #3909-07BD-00300.

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 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:

Monthly installment payments in the amount of \$150.00 each which were due and payable  
 from October 2, 1989, to date, plus a balloon payment which was due and payable on  
 October 28, 1989, to reduce the principal balance to \$3,000.00 or less. Together with  
 delinquent taxes in the sum of \$233.41 plus interest for 1989-1990.

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: The principal sum of \$9,676.28,  
 together with interest at the rate of 10% per annum from October 2, 1989 until paid.  
 Together with delinquent taxes in the sum of \$233.41 plus interest for 1989-1990.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 17, 1990,  
 at the hour of 10:00 o'clock, A.M. Standard Time, as established by Section 187.110, Oregon Revised Statutes,  
 at Front Entrance of the Klamath County Courthouse, 316 Main Street,  
 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, at any time prior to five  
 days before the trustee conducts 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 not  
 then to be due had 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 obligation 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 Section 86.753 of Oregon Revised Statutes.

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 July 26, 1990

D. L. HOOTS, Attorney at Law, 2261 So. 6th  
St., Klamath Falls, OR 97601 (882-5521)

Trustee

State of Oregon, County of Klamath ss:

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: CATHY M. HANSCOM

3617 Boardman

Klamath Falls, OR 97603

OC

## TRUSTEE'S NOTICE OF SALE

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....., as grantor, to  
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY....., as trustee,  
 in favor of BUSTER W. OWENS....., as beneficiary,  
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Klamath..... County, Oregon, in book/reel/volume No. M89..... at page 6.....  
 fee/file/instrument/microfilm/reception No. .... (indicate which), covering the following described real  
 property situated in said county and state, to-wit: PARCEL 1. Lot 19 in BLOCK 13 of STEWART ADDITION,  
 according to the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon. Klamath County Tax Account #3909-07BD-02100.

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 by said trust deed and a notice of default has been recorded 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:

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 at Front Entrance of the Klamath County Courthouse, 316 Main Street,  
 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, at any time prior to five  
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 cured by tendering the performance required under the obligation 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  
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In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the  
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 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 July 26....., 1990.....

D. L. HOOTS, Attorney at Law, 2261 So. 6th  
St., Klamath Falls, OR 97601 (882-5521)  
 Trustee

State of Oregon, County of Klamath..... ss:

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: LESLIE L. SAUER  
3617 Boardman  
Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of D. L. Hoots..... the 4th..... day  
 of Dec...... A.D., 19 90 at 12:35..... o'clock P.M., and duly recorded in Vol. M90.....  
 of Mortgages..... on Page 24031

FEE \$18.00

Evelyn Biehn..... County Clerk

By Pauline Mullins