

MGC 24880

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Russ Gentry and Pam Gentry,  
Trustee: Mountain Title Company of Klamath County  
Successor Trustee: Bruce Kellington, Attorney  
Beneficiary: D. L. Gressett, Trustee of the D. L. Gressett Trust

2. Property covered by trust deed:

ok Lot 13 in Block 203 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3. Trust deed was recorded on April 18, 1988, in Volume M89, page 1451, Microfilm Records of Klamath County, Oregon.

4. Default for which foreclosure is made is failure to pay the following:

Failure to pay monthly payments, each in the sum of \$395.56, for the months of July through December, 1990, and January, 1991.

5. The sum owing on the obligation secured by the trust deed is:

\$37,204.26, plus interest accrue prior to August 28, 1990 in the sum of \$374.50, plus interest on the sum of \$37,204.26, at the rate of 9% per annum from the 28th day of August, 1990, until paid, plus trustee's fees, attorney fees, foreclosure costs, and any sum advanced by the beneficiary pursuant to the terms of said trust deed.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of Default was recorded in Volume M91, Page 477 of the Microfilm Records of Klamath County, Oregon as Instrument No. 24515.

7. The property will be sold in the manner prescribed by law on May 17, 1991 at 10:30 o'clock a.m., based on the standard of time as established by ORS 187.110, at the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

1954

DATED this 14 day of January, 1991.

Bruce Kellington  
Bruce Kellington - Trustee

AFFIDAVIT OF MAILING NOTICE OF SALE

1955

STATE OF OREGON            )  
                                  ) ss.  
County of Jackson        )

I, Bruce Kellington, being first duly sworn, depose, say and certify that: At all times herein 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, and that I am the trustee named therein;

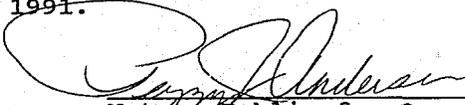
That I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof, by certified mail and first class mail to each of the following named persons at their respective last known addresses:

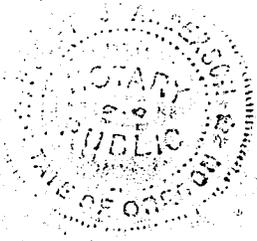
<u>Name</u>	<u>Address</u>
Russ Gentry	820 Klamath Avenue Klamath Falls, OR 97601
Pam Gentry	4237 Highway 39 Klamath Falls, OR 97601
Richard Van Dorn	7034 SE Cavalier Street Milwaukie, OR 97222

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Bruce Kellington, 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 Medford, Oregon, on the 16th day of January, 1991, 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.

  
\_\_\_\_\_  
Bruce Kellington

Subscribed and sworn to before me this 16 day of  
January, 1991.

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 4-13-93



1956

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON            )  
  ) ss.  
County of Jackson        )

I, Bruce Kellington, being first duly sworn, depose, say and certify that: At all times herein 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, and that I am the trustee named therein;

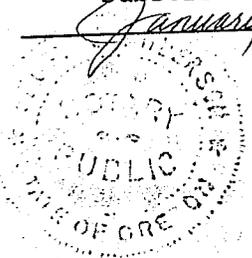
That I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof, by certified mail and first class mail to each of the following named persons at their respective last known addresses:

<u>Name</u>	<u>Address</u>
Russ Gentry	c/o Del Parks, Jr. Attorney at Law 228 North 7th Klamath Falls, OR 97601
Russ Gentry	2041 Radcliffe Klamath Falls, OR 97601
Russ Gentry	815 Eldorado Klamath Falls, OR 97601

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Bruce Kellington, 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 Medford, Oregon, on the 21st day of January, 1991, 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.

  
Bruce Kellington

Subscribed and sworn to before me this 21 day of January, 1991.



  
Notary Public for Oregon  
My Commission Expires: 4-13-93

AFFIDAVIT OF NONMILITARY SERVICE

STATE OF OREGON        )  
                                  ) ss.  
County of Jackson     )

Bruce Kellington, of legal age and being duly sworn, deposes and says:

That he is the trustee herein, who has invoked the power of sale under ORS 86.735 by a Notice of Default and Election to Sell recorded in Volume M91, Page 477 of the Microfilm Records of Klamath County, Oregon, as Instrument No. 24515.

That a true copy of the Trustee's Notice of Sale was served on the following persons on the following dates:

<u>Name</u>	<u>Date of Service</u>
Russ Gentry	January 21, 1991
Pam Gentry	January 16, 1991
Richard Van Dorn	January 16, 1991

That the persons above named were not at the time they were served, nor are they now on active service with any branch of the Armed Services within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, and are not unrepresented minors or incapacitated persons.

*Bruce Kellington*  
Bruce Kellington

Subscribed and sworn to before me this 24 day of January, 1991.

*Barbara Anderson*  
Notary Public for Oregon  
My Commission Expires: 4-13-93



AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON )  
 ) ss.  
County of Jackson )

I, Bruce Kellington, being first duly sworn, depose, say and certify that: At all times herein 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, and that I am the trustee named therein;

That I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof, by certified mail and first class mail to each of the following named persons at their respective last known addresses:

<u>Name</u>	<u>Address</u>
Michael A. Grassmueck Trustee in Bankruptcy	P. O. Box 1783 Medford, OR 97501

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Bruce Kellington, 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 Medford, Oregon, on the 28th day of January, 1991, 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.

*B. Kellington*  
Bruce Kellington

Subscribed and sworn to before me this 28 day of January, 1991.

*[Signature]*  
Notary Public for Oregon  
My Commission Expires: 4-13-93



*Re: Bruce Kellington  
PO Box 1583  
Medford, Oregon 97501*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day of Jan. A.D., 19 91 at 12:38 o'clock P. M., and duly recorded in Vol. M91 of Mortgages on Page 1953.

FEE \$33.00

Evelyn Biehn - County Clerk  
By *[Signature]*