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TRUSTEE'S NOTICE OF SALE

Vol. 92 Page 1436

Reference is made to that certain trust deed made by James H. Goslin and Mary E. Goslin, husband and wife, dba Goslin Stables, as grantor, to Mountain Title Company of Klamath County, as trustee, in favor of E. Darlene Lightner and Thys de Hoop, Trustees of the Howard N., as beneficiary, dated April 6, 1988, recorded April 27, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-88 at page 6665, or as fee/file/instrument/microfilm/reception No. 86762 (indicate which), covering the following described real property situated in said county and state, to-wit: The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Government Lots 5, 6, 7, and 8 in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a 1974 STATL Mobile Home, Oregon License #106417, which is affixed to the real property described herein. - Klamath County Tax Account #3008-3100-1200 and M106417.

CONTINUED REVERSE SIDE

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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

- Monthly payment in the sum of \$651.83 due June 26, 1990, and the further sum of \$651.83 due the 26th day of each and every month thereafter.
- Together with real property taxes paid by the beneficiary in the total amount of \$726.22.
- Failure to maintain insurance on the premises.

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:

\$73,233.17, together with interest on said sum at the rate of 9 $\frac{1}{2}$ % per annum from October 11, 1990, until paid; delinquent real property taxes paid by the beneficiary in the sum of \$726.22.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 31, 1992, at the hour of 1:10 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215

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 ORS 86.753 has the right, at any time prior to five days before the date last set for 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 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 ORS 86.753.

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

DATED September 12, 1991

NEAL G. BUCHANAN, Successor Trustee

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:

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TRUSTEE NOTICE OF SALE
James H. Goslin and Mary E. Goslin, husband and wife
143
**By Appointment of Successor Trustee, recorded October 16, 1990, Neal G. Buchanan, Attorney at Law, was appointed Successor Trustee

*Lightner Trust u/a/d April 5, 1983, as to an undivided 1/8th interest and F. Darlene Lightner and Micki Jo Herman, Trustees of the F. Darlene Lightner u/a/d April 5, 1983, as to an undivided 7/8th interest Trust

...and ... interest

[illegible]

...the amount of such and every month thereafter...

with interest on said sum at the rate of six per annum from October 1965 until the defendant has received the sum.

January 31, 1965

County of _____, State of Oregon, ss: I, _____, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and the seal of said County at _____, Oregon, this _____ day of _____, 19____.

Clerk of said County

Notary Public

[illegible]

1. The Commission has been informed that the Government of the Republic of the Philippines has been requested to provide information on the situation of human rights in the country, particularly in the area of the treatment of political prisoners and the role of the military in the administration of justice.

REAR C. BUCHANAN, SUCCESSOR TRUSTEE

SECRET

[illegible]

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

I, Neal G. Buchanan,

being first duly sworn, depose, and 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME

ADDRESS

SEE EXHIBIT A attached hereto and incorporated by this reference herein as if fully set forth

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, 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 September 12, 1991. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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 12 day of September, 1991.

VIVIENNE I. HUSTEAD

NOTARY PUBLIC-OREGON

(SEAL)

My Commission Expires

Notary Public for Oregon. My commission expires 4/11/93

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

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
James H. Goslin and Mary E. Goslin

Grantor

TO

Mountain Title Company of Klamath
County

Trustee

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
Attorney at Law
601 Main Street, Suite 215
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 instrument was received for record on the _____ day of _____, 19_____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT A

NAME AND LAST KNOWN ADDRESS

James H. Goslin and Mary E. Goslin
Rt. 1, Box 399
Springfield, MO 65803
(individually and dba GOSLIN STABLES)

Lewis Eugene Hawks and Lois Paulette
Hawks
Rt. 1, Box 369
Springfield, MO 65803

Mark E. Fitzsimmons
FITZSIMMONS, SCHROEDER
P.O. Box 50575
Springfield, MO 65806

Thomas J. O'Neal
P.O. Box 10138 G.S.
Springfield, MO 65805

Donald M. Ratliff
Attorney at Law
228 North 7th
Klamath Falls, OR 97601

Richard S. Fairclo
Attorney at Law
280 Main Street
Klamath Falls, OR 97601

NATURE OF RIGHT, LIEN OR INTEREST

Grantors

Claimants pursuant to Klamath County Circuit
Court Case No. 90-1851CV

Attorney for Debtors Lewis Hawks and Lois
Paulette Hawks

Interim Trustee, Bankruptcy Estate of Lewis
Eugene Hawks and Lois Paulette Hawks

Attorney for Plaintiffs, Lewis Eugene Hawks
Hawks and Lois Paulette Hawks

Attorney for James H. Goslin and Mary E.
Goslin

1440

STATE OF OREGON,

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

County of Klamath } ss.

I, NEAL G. BUCHANAN

being first duly sworn, depose, say and certify that:

I am the SUCCESSOR trustee in that certain trust deed executed and delivered by James H. Goslin and Mary E. Goslin, husband and wife, dba Goslin Stables as grantor to Mountain Title Company of Klamath County as trustee, in which F. Darlene Lightner and Thys De Hoop, Trustees of the Howard N. Lightner Trust** is beneficiary, recorded on April 27, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-88, at page 6665 or as fee/file/instrument/microfilm/reception No. 86762 (indicate which), covering the following described real property situated in said county:

The NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and Government Lots 5, 6, 7, and 8 in Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH a 1974 STATL Mobile Home, Oregon License #106417, which is affixed to the real property described herein. - Klamath County Tax Account #3008-3100-1200 and M106417.

*u/a/d April 5, 1983, as to an undivided 1/8th interest and F. Darlene Lightner and Micki Jo Herman, Trustees of the F. Darlene Lightner u/a/d April 5, 1983, as to an undivided 7/8th interest Trust

I hereby certify that on September 12, 1991 the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

Neal G. Buchanan Successor Trustee

Subscribed, sworn to and acknowledged before me this 12th day of September, 1991

(SEAL) **VIVIENNE I. HUSTEAD**
NOTARY PUBLIC-OREGON
My Commission Expires _____

Vivienne I. Hustead
Notary Public for Oregon

My Commission expires: 4/11/93

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from James H. Goslin and Mary E. Goslin

Grantor

Mountain Title Company of Klamath County

Trustee

AFTER RECORDING RETURN TO
NEAL G. BUCHANAN
Attorney at Law
601 Main Street, Suite 215
Klamath Falls, OR 97601

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, SARAH PARSONS, OFFICE MANAGER

being first duly sworn, depose and say

that I am the principal clerk of the

publisher of the Herald and News

a newspaper of general circulation, as

defined by Chapter 193 ORS, printed and

published at Klamath Falls in the

aforsaid county and state; that the

LEGAL #4029

TRUSTEE'S SALE: GOSLIN STABLES

a printed copy of which is hereto

annexed, was published in the entire

issue of said newspaper; for

FOUR

(4 insertions) in the following issues:

NOVEMBER 17, 24, 1991

DECEMBER 1, 8, 1991

Total Cost: \$353.60

Sarah L. Parsons

Subscribed and sworn to before me this 8TH

day of DECEMBER 19 91

Heta Backa

Notary Public of Oregon

My commission expires 1994

STATE OF OREGON, County of Klamath ss.
Filed for record at request of:
Neal G. Buchanan
on this 23rd day of Jan. A.D., 19 92
at 2:14 o'clock P M. and duly recorded
in Vol. M92 of Mortgages Page 1436
Evelyn Biehn County Clerk
By Pauline Mullenders Deputy.
Fee, \$33.00

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Neal G. Buchanan

on this 23rd day of Jan. A.D., 19 92
at 2:14 o'clock P M. and duly recorded
in Vol. M92 of Mortgages Page 1436

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Fee, \$33.00