

NE

2686

07-12-95PG1:17 RCVD Vol. 195 Page 18032

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:
I, Donald R. Crane

, 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
Michael Ratliff	228 North Seventh Klamath Falls, OR 97601
Klamath County Tax Collector	305 Main Street Klamath Falls, OR 97601
Carter-Jones Collection Service	1143 Pine Street Klamath Falls, OR 97601

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 Donald R. Crane, Successor Trustee, 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 March 1, 19 95. 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.

Donald R. Crane
DONALD R. CRANE

Subscribed and sworn to before me on July 11, 19 95.

Kristin A. Bienz

Notary Public for Oregon. My commission expires 11/15/96



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

James F. Greenhaw and
Marilee J. Greenhaw

Grantor

TO
Klamath County Title Company

Trustee

AFTER RECORDING RETURN TO

Donald R. Crane
635 Main Street
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/roll/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

JOSEPH "R" MOUNTAIN
INVESTIGATIONS
P.O. BOX 800
MERRILL, OR. 97633

RETURN OF SERVICE

TRUSTEE'S NOTICE OF SALE M92-25661

JAMES E. GREENHAW AND GINA GREENHAW Grantor's
husband and wife

KLAMATH COUNTY TITLE CO. Trustee

MOTOR INVESTMENT CO. Beneficiary

I T.J. MINCHINTON certify that on MARCH 12, 1995 at 2:21 P.M. I served JENE GAMBLE personally and in person, by delivering a TRUE COPY of a TRUSTEE'S NOTICE OF SALE in the above matter, to JENE GAMBLE, while at 4436 Denver Avenue, Klamath Falls, Klamath County, Oregon.

I further certify that I am a competent person 18 years of age or older and a resident of the State of Oregon, and that I am not a party to, nor an officer, director or employee of, nor attorney for any party, corporate or otherwise; that the person, firm or corporation served by me is the identical person, firm or corporation named in the action.

T.J. MINCHINTON

Signature

Date

T.J. Minchinton
13 March 1995

18034



ON

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by James F. Greenhaw and Marilee J. Greenhaw, as grantor, to Klamath County Title Company, as trustee, in favor of Motor Investment Company, as beneficiary, dated October 30, 1992, recorded October 30, 1992, in the mortgage records of Klamath County, Oregon, in ~~book~~ entry No. M92 at page 25661, ~~xxx~~ ~~as fee file/instrument/microfilm/telexcopy No.~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

See attached Exhibit "A"

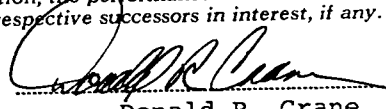
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Payments of \$190.46 due on the 25th day of each month, beginning with November 1994, December 1994, January 1995 and February 1995; taxes for the fiscal year 1993-94, taxes for the fiscal year 1994-95; Klamath Irrigation District Assessments.

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: \$5,860.36 with interest thereon at 16.50% per annum from October 10, 1994.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 14, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Law Offices, 635 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 February 28, 1995


Donald R. Crane

Successor Trustee

State of Oregon, County of _____ 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

SERVE: _____

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.

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 of SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section bears common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 44 1/2' West along the center line of said roadway 879.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the Section line 1662.5 feet; from said point of beginning, running South 0 degrees 7' East 331.85 feet to a point in the South boundary line of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 67.5 feet; thence North 80 degrees 7' West 331.8 feet more or less to the center line of the above mentioned 60 foot roadway; thence South 89 degrees 44 1/2' West along the center line of said roadway 67.5 feet, more or less to the place of beginning.

Affidavit of Publication 18036

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
aforesaid county and state; that the _____

LEGAL # 7307

TRUSTEE'S NOTICE OF SALE

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:

MAY 3, 10, 17, 24, 1995

Total Cost: \$606.72

Sarah R Parsons

Subscribed and sworn to before me this 24th

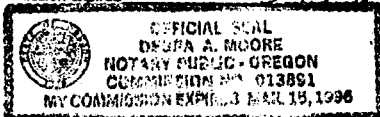
day of MAY 19 95

Debra A Moore

Notary Public of Oregon

My commission expires

3-15-96



TRUSTEE'S NOTICE

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Reference is made to that certain trust deed made by James F. Greenhaw and Marilee J. Greenhaw, as grantor, to Klamath County Title Company, as trustee, in favor of Motor Investment Company, as beneficiary, dated October 30, 1992, recorded October 30, 1992, in the mortgage records of Klamath County, Oregon, in volume No. M92 at page 2561, covering the following described real property situated in said county and state, to-wit:

Exhibit 'A'

A parcel of land situated in the N1/2 of SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:
Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section bears common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 44 1/2' West along the center line of said roadway 879.4 feet to a point in the West boundary of said Section 11, and North 0 degrees 13 1/2' West along the Section line 1662.5 feet; from said point of beginning, running South 0 degrees 7' East 331.85 feet to a point in the South boundary line of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence North 89 degrees 42' East along said boundary line 67.5

feet; thence North 0 degrees along the West line of Deed Volume M72 at page 4269, Mitchell Records of Klamath County, Oregon, 7' West (80 degrees by recorded deed) 331.8 feet more or less to the center line of the above mentioned 60 foot roadway; thence South 89 degrees 44 1/4' West along the center line of said roadway 67.5 feet, more or less to the place of beginning.

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:

Payment of \$190.46 due on the 25th day of each month, beginning with November 1994, December 1994, January 1995 and February 1995; taxes for the fiscal year 1993-94, taxes for the fiscal year 1994-95; Klamath Irrigation District Assessments.

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: \$5,860.36 with interest thereon at 16.50% per annum from October 10, 1994.

WHEREFORE,
notice hereby is given that the undersigned trustee will on July 14, 1995, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Law Offices, 635 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 of 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 86.723.

In construing this notice, 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED February 28, 1995
Donald R. Crane
Successor Trustee
#7307 May 3, 10, 17, 24, 1995

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Don Crane the 12th day
of July A.D. 19 95 at 1:17 o'clock P M., and duly recorded in Vol. 18032
of Mortgages on Page 6
By Berneths Letsch County Clerk

FEE \$35.00