

## AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON, County of Marion)ss.

I, William C. Crothers, Jr., 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:

NAMEADDRESS

Andrew S. Skowronski

1625 Levenworth #203  
San Francisco, Calif. 94109

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William C. Crothers, Jr., 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 Salem, Oregon, on June 9, 1981. 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.



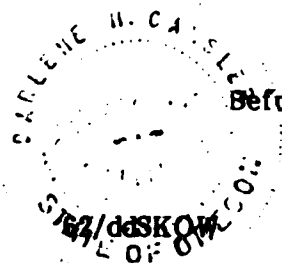
STATE OF OREGON, County of Marion)ss.

Personally appeared the above named William C. Crothers, Jr., who subscribed and sworn to the foregoing Affidavit and acknowledged the foregoing instrument to be his voluntary act and deed this 13 day of October, 1981.

Before me:

  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2/19/85

AFTER RECORDING RETURN TO:  
William C. Crothers, Jr.  
960 Broadway NE Suite 6, Salem, Or. 97301



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## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made, executed and delivered by Andrew S. Skowronski, as Grantors, to Transamerica Title Insurance Company, as Trustee, to secure certain obligations in favor of Wells Fargo Realty Services, Inc., as Beneficiary, dated January 19, 1978, Recorded April 3, 1978, in the Mortgage Records of Klamath County, Oregon, in Book M78, at Page 6283, covering the following described real property situated in said County and State, to-wit:

Lot 19 in Block 10, Tract 1053-Oregon Shores, according to  
the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

and to that instrument of assignment of the beneficial interest to Real Estate Loan Fund Oreg. Ltd., recorded on October 10, 1978, in Book M78, Page 22669, and to that appointment of William C. Crothers, Jr., as Successor-Trustee recorded on May 20, 1981, in Book M81, Page 8960, in said records.

Both the Beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is Grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent;

\$32.66 due on May 1, 1980, and each month thereafter, plus interest on the unpaid balance at 7% from April 8, 1980.

By reason of said default the Beneficiary has declared the entire unpaid balance of all obligations secured by said Trust Deed together with the interest thereon, immediately due and payable, said sums being the following, to-wit:

Unpaid principal balance of \$2,633.35

Unpaid interest thereon at 7% per annum from April 8, 1980.

A notice of default and election to sell and to foreclose was duly recorded on June 4, 1981, in Book M81, at Page 10012, of said Mortgage Records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will on Friday the 6th day of November, 1981, at the hour of 4:00 o'clock, P.M., as established by Section 187.110, Oregon Revised Statutes, at the steps of the County Courthouse, 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 them 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 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

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In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantors" 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 their successors in interest; the word "Trustee" includes any Successor Trustee and the word "Beneficiary" includes any successor in interest of the beneficiary named in the Trust Deed.

DATED at Salem, Oregon, this 9th day of June, 1981.

William C. Crothers, Jr.  
William C. Crothers, Jr., Trustee

STATE OF OREGON, County of Marion)ss.

6-9, 1981

Personally appeared the above named William C. Crothers, Jr., Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:

Darlene M. Canstar  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-19-85

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 15th day of October A.D. 19 81 at 11:46 clock A M., and  
duly recorded in Vol. M81, of Mortgages on Page 18095.

EVELYN BIEHN, County Clerk

Fee \$12.00

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