

28912

MTC - 12743
AFFIDAVIT OF MAILING NOTICE OF SALE

Vol. M83 Page 16837

State of Oregon)
County of Multnomah) ss:

I, Richard M. Smith, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of that 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 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:

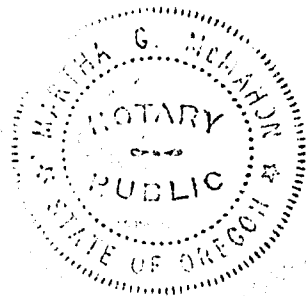
NAME	ADDRESS
Sharon L. Bedard	P.O. Box 314 Chiloquin, Oregon 97624
Wilbur Bedard	P.O. Box 314 Chiloquin, Oregon 97624
Klamath Basin & Collection Service	131 S. 6th St. Klamath Falls, Oregon 97601

Richard M. Smith

RICHARD M. SMITH, State Director
Farmers Home Administration
U.S. Department of Agriculture

State of Oregon)
County of Multnomah) ss:

On this 15th day of August, 1983, personally appeared the above-named Richard M. Smith, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his voluntary act and deed.



Martha G. McMahon

Notary Public for Oregon

My Commission Expires: 2-1-86

83 SEP 30 AM 10 33

TRUSTEE'S NOTICE OF SALE

16838

Reference is made to that certain Trust Deed made, executed and delivered by Wilbur Bedard and Sharon L. Bedard, husband and wife, as Grantor(s), to the State Director of the Farmers Home Administration, United States Department of Agriculture, as Trustee, to secure certain obligations in favor of the UNITED STATES OF AMERICA, acting through the Farmers Home Administration, United States Department of Agriculture, as Beneficiary, dated October 12, 1978, recorded in Volume M 78, Page 22855, in the Mortgage Records of Klamath County, Oregon, October 12, 1978 covering the following described real property situated in said county and state, to-wit:

Lot 4, Block 2, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the Beneficiary and 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:

10 monthly payments of \$282.00 per month	\$2,886.00
1979-83 real estate taxes	1,087.13
Total Delinquency	\$3,973.13

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, owing and payable, said sums being the following, to-wit:

Unpaid Principal	\$36,220.36
Unpaid interest computed to 7-22-83	1,774.98
Daily accrual \$8.1868	

A Notice of Default and Election to Sell and to foreclose was duly recorded July 29, 1983, under Volume M 83, Page 12548 of said Mortgage Records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will on Thursday, the 12th day of January, 1984, at the hour of 11:30 a.m. as established by Section 187.110, Oregon Revised Statutes, at the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, State of Oregon, to 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 of 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.

DATED at Portland, Oregon, August 15, 1983.

RETURN:

FARMERS HOME ADMINISTRATION
264 MAIN

STATE OF OREGON: COUNTY OF KLAMATH:
I hereby certify that the within instrument was received and filed for record on the 30th day of September A.D., 1983 at 10:33 o'clock A.M., and duly recorded in Vol M 83, of Mortgages on page 16837.

UNITED STATES OF AMERICA

[Signature]
RICHARD M. SMITH, State Director,
as Trustee
Farmers Home Administration
U. S. Department of Agriculture
SS

EVELYN BIEHN, COUNTY CLERK

by *[Signature]* deputy

Fee \$ 8.00