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MTC - 12879
AFFIDAVIT OF MAILING NOTICE OF SALE

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STATE OF OREGON, County of Lane, ss:

I, William S. Wiley, 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 certified mail to each of the following named persons at their respective last known addresses:

NAME	ADDRESS	DATE OF MAILING
Wilbur R. Applebee	P. O. Box 333 Aurora, OR 97002	October 17, 1983
Kay E. Applebee	4211 Homedale Road Klamath Falls, OR 97601	October 17, 1983
Tenants in Possession	4211 Homedale Road Klamath Falls, OR 97601	October 17, 1983
Dale Hoots Attorney at Law	2261 South 6th Klamath Falls, OR 97601	October 17, 1983
Sam A. McKeen Attorney at Law	220 Main Street Klamath Falls, OR 97601	October 17, 1983

Each of the notices so mailed was certified to be a true copy of the original notice of sale by William S. Wiley, 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 Eugene, Oregon, on the date shown above. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and in accordance with statutory requirements for the number of days before the day fixed in said notice by the trustee for the trustee's sale.

William S. Wiley

STATE OF OREGON, County of Lane, ss:

Personally appeared the above named William S. Wiley, who subscribed and swore to the foregoing affidavit and acknowledged the foregoing instrument to be his voluntary act and deed.

October 17, 1983.

Before me:

Deanna M. McKaid
Notary Public for Oregon. My commission expires: 8/16/86

After recording return to:
William S. Wiley
Attorney at Law
P. O. Box 1147
Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by WILBUR R. APPLEBEE and KAY E. APPLEBEE, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of PEOPLES MORTGAGE COMPANY, a Washington corporation, as beneficiary, dated November 29, 1978, recorded November 29, 1978, in the mortgage records of Klamath County, Oregon, in book 26845, volume No. M-78, at page 26845, covering the following described real property situated in said county and state, to-wit:

See Exhibit A attached hereto and by this reference expressly made a part hereof.

**the beneficial interest under said Deed of Trust was assigned of record to Federal National Mortgage Association, by assignment recorded June 18, 1979, in Volume M-79, Page 14305,

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:

Monthly principal and interest payments in the amount of \$344.24 for the month of December, 1982, and \$361.00 each for the months of January through October, 1983, plus late charges of \$13.77 for the month of December, 1982, and \$14.44 each for the months of January through September, 1983.

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:

Principal amount of \$36,732.80, together with interest thereon at the rate of 9.50% per annum from December 1, 1982, plus reserve overdraft of \$63.79.

A notice of default and election to sell and to foreclose was duly recorded October 13, 1983, at page 17612 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday, the 7th day of March, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at main door of the Klamath County Cths. 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 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.

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 "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 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 Eugene, Oregon,

October 17, 1983
 WILLIAM S. WILEY
 Successor Trustee
 P. O. Box 1147, Eugene, OR 97440

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; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at _____, Oregon, this _____ day of _____, 19 _____

Attorney for said Trustee

Exhibit A

2587

A tract of land situated in the SE $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the intersection of the North line of N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{2}$ of SE $\frac{1}{2}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, with the Easterly line of Homedale Road, and running Easterly along said North line a distance of 100 feet; thence Southerly at right angles a distance of 135 feet; thence Westerly parallel with said North line 100 feet to the East line of Homedale Road; thence Northerly along said Easterly line of Homedale Road 135 feet to the point of beginning.

EXCEPT from the above described property a strip of land 20 feet by 100 feet being on the North side and more particularly described in Deed recorded January 11, 1961, in Deed Volume 326 at page 462, Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 17th day of Feb. A.D. 19 64
at 2:29 o'clock P M, and duly
recorded in Vol. M04 of Mortgages
Page 2585

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 12.00