

40831

STATE OF OREGON, County of Klamath, ss:

I, Joan Graham

, 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 eighteen 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:

NAME

ADDRESS

Benjamin Lovell

9634 Bloomfield St.
Cypress, Ca 90630

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

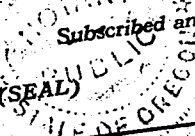
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Aspen Title & Escrow Inc., attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 23, 1984. 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.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Joan Graham

Subscribed and sworn to before me this 24 day of April, 1984.

Sandra Handshaker
Notary Public for Oregon. My commission expires 7-23-85



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 TO GRANTOR, SUCCESSOR IN INTEREST TO GRANTOR, AND PERSON REQUESTING NOTICE

RE: Trust Deed from

Benjamin Lovell

Grantor

TO

Aspen Title & Escrow Inc.

Trustee

AFTER RECORDING RETURN TO

ASPEN TITLE & ESCROW, INC.
600 MAIN STREET
KLAMATH FALLS, OREGON 97601

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 document/fee/file/instrument/microfilm No. _____.
Record of Mortgages of said County.
Witness my hand and seal of _____ County affixed.

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

NAME

TITLE

By _____

Deputy

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by BENJAMIN E. LOVELL

15274

TRANSAMERICA TITLE & ESCROW, INC. -AN OREGON CORPORATION * 1, as grantor, to
in favor of WELLS FARGO REALTY SERVICES, INC. - A CALIFORNIA CORPORATION, as trustee,
dated June 5, 19 78, recorded July 11, 1978, in the mortgage records of
Klamath County, Oregon, in book M-78 at page 14791
~~fee/file/instrument/microfilm/reception No~~ (indicate which), covering the following described real
property situated in said county and state, to-wit:
Lot 1, Block 20, SPRAGUE RIVER VALLEY ACRES, in the COUNTY OF KLAMATH
State of Oregon.

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 Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:
Monthly installments of principal and interest due for the months of
June (1980) through December (1983) and January, February, March, and
April (1984) in the amount of \$12.00 each; and subsequent installments of
like amounts; subsequent amounts for assessments due under the terms and
provisions of the Note and Deed of Trust.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:
\$1 040.27 plus interest and late charges thereon from June 1980 at the
rate of seven and a half (7.5%) percent per annum until paid and all
sums expended by the Beneficiary pursuant to the terms and provisions of
the Note and Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 7, 19 84
at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at ASPEN TITLE & ESCROW, INC. 600 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 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 to the beneficiary of the entire amount then due (other
than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's
and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.
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 obli-
gation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their
respective successors in interest, if any.

DATED 4-12, 19 84, ASPEN TITLE & ESCROW, INC.

State of Oregon, County of Klamath
I, the undersigned, certify that I am the Assistant Secretary of the above named trustee and that
the foregoing is a complete and exact copy of the original trustee's notice of sale.

If the foregoing is a copy to be served pursuant to
ORS 86.740(2) or ORS 86.750(1), fill in opposite
the name and address of party to be served.

SERVE: Attorney for said Trustee

1*Aspen Title & Escrow, Inc. has been appointed successor Trustee, 600 Main
Street, Klamath Falls, Oregon 97601. In vol. M-84, Page 5415, Klamath County
STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 4th day of September A.D., 19 84 at 3:37 o'clock P M,
and duly recorded in Vol M84, of Mortgages on page 15273.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy