

50541

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 185 Page 10113

STATE OF OREGON, County of Klamath, ss:

I, SANDRA K. HANDSAKER, 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 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 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
Kent A. Warnes	3902 Acedemy Drive, Auburn, WA 98002
Donna J. Warnes	3902 Acedemy Drive, Auburn, WA 98002
Allen R. Warnes	3902 Acedemy Drive, Auburn, WA 98002
Cathy Warnes aka Kathy Warnes	3902 Acedemy Drive, Auburn, WA 98002

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.....  
ANDREW A. PATTERSON, Assistant Secretary, ~~notary~~ 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 February 26, 1985. 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.

*Sandra Handsaker*

Subscribed and sworn to before me this 27 day of June, 1985.

*Andrew A. Patterson*

Notary Public for Oregon. My commission expires 7-30-88.

\*More than one form of this affidavit may be used when the parties are numerous or when the mailing is done on more than one date.

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

RE: Trust Deed from

Kent A. Warnes

Donna J. Warnes

Grantor

TO

Transamerica Title Insurance  
Company

Trustee

AFTER RECORDING RETURN TO  
Aspen Title & Escrow, Inc.  
600 Main Street  
Klamath Falls, Oregon 97601  
F-28452

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES 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/reel/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

ASPEN F-28452  
TRUSTEE'S NOTICE OF SALE

10114

Reference is made to that certain trust deed made by husband and wife KENT A. WARNES and DONNA J. WARNES,  
TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to  
WELLS FARGO REALTY SERVICES, INC., TRUSTEE, as trustee,  
 dated March 18, 1979, recorded May 17, 1979, in the mortgage records of  
Klamath County, Oregon, in book 1985 Volume No. M-79, at page 11307,  
 by the instrument of record, reception No. 11307, covering the following described real  
 property situated in said county and state, to-wit:

Lot 37, Block 30, Tract No. 1184, OREGON SHORES UNIT #2,  
 FIRST ADDITION, 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:

Real Property Taxes, due for the years of 1979-1980 in the amount of \$25.40 plus  
 interest, 1980-1981 in the amount of \$33.23 plus interest, 1981-1982 in the amount  
 of \$32.87 plus interest, 1982-1983 in the amount of \$86.88 plus interest, 1983-  
 1984 in the amount of \$96.69 plus interest and 1984-1985 in the amount of \$111.80  
 plus interest, and Subsequent amounts for Assessments due under the terms and  
 provisions of the Note and Trust Deed.  
 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:  
 Principal balance of \$3,095.71 plus interest and late charges, thereon from  
 January 1, 1985 until paid and Real property taxes in the amount of \$386.87  
 plus interest and costs 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 July 2, 1985,  
 at the hour of 10:00 o'clock, AM, 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 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five  
 days before the trustee conducts 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 to 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 Section 86.753 of Oregon Revised Statutes.  
 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, and the words "trustee" and "beneficiary" include their  
 respective successors in interest, if any.

DATED February 18, 1985

ASPEN TITLE & ESCROW, INC.

BY: [Signature]

Successor

Trustee

State of Oregon, County of Klamath

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

Assistant Secretary [Signature] 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.

STATE OF OREGON: COUNTY OF KLAMATH:ss  
 I hereby certify that the within instrument was received and filed for  
 record on the 1st day of July A.D., 1985 at 3:45 o'clock P M,  
 and duly recorded in Vol 1135, of Mortgages on page 10113.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy