

OC

51248

ASPEN F-28481

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol M85 Page 11428

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

SEE ATTACHED EXHIBIT "A"

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, 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 March 12, 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.

Subscribed and sworn to before me this 18th day of July, 1985.

(SEAL) NOTARY PUBLIC

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

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

PUBLISHER'S NOTE: Original notices 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

Jack R. Schulze

Grantor

TO
Frontier Title Company

Trustee

AFTER RECORDING RETURN TO
Aspen Title & Escrow, Inc.
600 Main Street
Klamath Falls, Oregon 97601
F-28481

(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 , 1985, 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

EXHIBIT "A"

Jack R. Schulze	P. O. Box 1467, Klamath Falls, OR 97601
Jack R. Schulze	1778 Arrowhead Drive, Klamath Falls, OR
Overhead Door Co.	P. O. Box 1076, Klamath Falls, OR 97601
Mark Morris Tire, Inc.	c/o Myrick, Coulter, Seagraves, Myrick & Adams
	P. O. Box 1330, Grants Pass, Oregon 97326-0322
Burroughs Corporation	c/o Steven Couch, 220 Main St., Suite 1-D
	Klamath Falls, Oregon 97601
South Valley State Bank	5215 South Sixth Street, Klamath Falls, OR
Mark Danforth	c/o Louis Danforth
	301 Front Street, Klamath Falls, OR
Louis Danforth	301 Front Street, Klamath Falls, OR
Long Mile Rubber Company	c/o Steven Couch
	220 Main Street, Suite 1-D, Klamath Falls, OR
Internal Revenue Service	Chief, Special Procedures Section
	District Director of Internal Revenue
	P. O. Box 3550, Portland, Oregon 97208
Creditors Protection Association	320 S.W. 6th Avenue, Portland, Oregon 97204
Klamath Publishing Company dba	
Herald and News	P. O. Box 788, Klamath Falls, OR 97601
Lutz Tire Company, Inc.	c/o Blackhurst, Hornecker, Hassen, & Brian
	Suit 1 - 129 N. Oakdale, Medford, OR
Jerry Angle	640 Prescott, Klamath Falls, Oregon 97601
TDI Industries	c/o Steven Couch
	220 Main Street, Suite 1-D, Klamath Falls, OR
Public Utility Commission of	
Oregon	Labor & Industries Building, Salem, OR 97310

OC

ASPEN F-28481
TRUSTEE'S NOTICE OF SALE

11430

Reference is made to that certain trust deed made by JACK R. SCHULZE

FRONTIER TITLE COMPANY, **

as grantor, to
as trustee,
in favor of GEORGE A. BELL and MARJORIE P. BELL, husband and wife***
as beneficiary,
dated November 21, 19 80, recorded December 18, 19 80, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-80 at page 24557

for the purpose of satisfying the obligations secured by the foregoing described real property situated in said county and state, to-wit:

Lots 1, 2, and 3, Block 9, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

**Aspen Title & Escrow, Inc., was appointed Successor Trustee on February 7, 1985, in Book M-85, at page 2061

***Beneficia l interest was assigned to William P. Brandsness on February 7, 1985, in M-85 at page 2062.

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 the months of April, 1984 in the amount of \$206.76, and for the months of May, June, July, August, September, October, November, December, of 1984 and January and February of 1985 in the amount of \$712.22 each; and subsequent installments of like amounts; 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:
\$48,316.96 plus interest and late charges, thereon from June 15, 1984, at the rate of SEVEN AND ONE HALF (7½%) PERCENT per annum until paid and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 22, 1985, 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 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 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 obligation, 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 March 12, 19 85 ASPEN TITLE & ESCROW, INC.

BY

Successor Trustee

State of Oregon, County of Klamath ss: Assistant Secretary

I, the undersigned, certify that I am the attorney or one of the attorneys 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 ~~XXXXXX~~ for said Trustee

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.

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 18th day of July, 19 85 at 3:40 o'clock P.M., and duly recorded in Vol. M85 of Mortgages on Page 11428

FEE \$13.00

Evelyn Biehn County Clerk
By *Evelyn Biehn*