



53944

STATE OF OREGON, County of.....Klamath....., ss:

I. Sandra K. Handsaker.

[illegible]

Teresa Banuelos

10812 Roscoe Blvd
Sun Valley, CA 91352

Ramona A. Banuelos

10812 Roscoe Blvd
Sun Valley, CA 91352

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.....

....., an attorney for the trustee named in said notice; each such

Each of the notices so mailed was certified to be a true copy of the original notice of sale by _____
 _____, Assistant Secretary of 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 _____, Oregon, on _____ June _____, 1985. With respect to each
 such notice was mailed with postage thereon sufficient for first class delivery to the address
 _____ to request and obtain a return receipt and postage _____

Each of the notices so mailed was certified to be a true copy of the notice by _____ 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 _____ June _____ 5 _____, 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.

I, _____, the singular includes the plural, trustee includes successor trustee, and person includes corpo-

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 5 day of

(SEAL)

Notary Public for Oregon. My commission expires

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

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

STATE OF OREGON, } ss.

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

Teresa Banuelos

Ramona A. Banuelos

Grantor

TC

TO
Transamerica Title Insurance.

Company.

Trustee

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

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

STATE OF OREGON,
County of

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/tile/instru-
ment/microfilm/reception No. _____,
Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

By Deputy

ASPEN F-28787
TRUSTEE'S NOTICE OF SALE

STEVENS-NESS LAW FIRM, P.C., PORTLAND, ORE. 97204

15960

Reference is made to that certain trust deed made by RAMONA A. BANUELOS and TERESA BANUELOS, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trustee as beneficiary, dated April 18, 1979, recorded June 20, 1979, in the mortgage records of Klamath County, Oregon, in book 14545 and page 14545, covering the following described real property situated in said county and state, to-wit:

Lot 19, Block 28, OREGON SHORES SUBDIVISION UNIT NO. 2,
TRACT NO. 1113, 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 November and December of 1984, January, February, March, April and May of 1985, in the amounts of \$49.67 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: \$2,304.46 plus interest and late charges, thereon from October 9, 1985 at the rate of EIGHT (8%) PER CENT 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 October 4, 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 June 4, 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

Attorney 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 October A.D., 1985 at 11:05 o'clock A M., and duly recorded in Vol. M85 of Mortgages on Page 15959

FEE \$9.00

Evelyn Biehn

By

County Clerk

[Signature]