

56597

ASPEN F-29030

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 1485 Page 20749

STATE OF OREGON, County of Klamath, ss:

I, Sandra K. Handsaker

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  
Ignacio Banuelos

ADDRESS  
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 \_\_\_\_\_, Assistant Secretary, \_\_\_\_\_, 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 August 23, 19 85. 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 23 day of December, 19 85.

Sandra Handsaker  
Carol Peters

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.  
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

Ignacio Banuelos  
Ramona A. Banuelos  
Grantor

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 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  
By \_\_\_\_\_ TITLE  
Deputy

20750

Reference is made to that certain trust deed made by ASPEN F-29030  
TRANSMERICA TITLE INSURANCE COMPANY, Trustee  
in favor of WELLS FARGO REALTY SERVICES, INC., as grantor, to  
dated May 21, 19 78, recorded September 22, 19 78, in the mortgage records of  
Klamath County, Oregon, in book XXXXXX (indicate with), at page 21000,  
property situated in said county and state, to-wit:

Lot 55, Block 29, Tract No. 1113, OREGON SHORES - UNIT  
#2, 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 March,  
April, May, June and July of 1985, in the amount of \$45.67 each; and subsequent  
installments of like amounts; Also delinquent taxes in the amount of \$304.56  
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:  
\$2,054.79 plus interest and late charges, thereon from February 7, 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 December 26, 19 85,  
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, Klamath Falls, State of Oregon, sell at public  
in the City of Klamath Falls, County of Klamath, State of Oregon, the said described real property which the grantor had or had  
auction to the highest bidder for cash the interest in the said trust deed, together with any interest which the  
power to convey at the time of the execution of said trust deed, to satisfy the foregoing obligations  
grantor or his successors in interest acquired after the execution of said trust deed, together with any interest which the  
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  
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 August 21, 19 85.  
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, Klamath Falls, State of Oregon, sell at public  
in the City of Klamath Falls, County of Klamath, State of Oregon, the said described real property which the grantor had or had  
auction to the highest bidder for cash the interest in the said trust deed, together with any interest which the  
power to convey at the time of the execution of said trust deed, to satisfy the foregoing obligations  
grantor or his successors in interest acquired after the execution of said trust deed, together with any interest which the  
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  
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.

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.

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.

Assistant Secretary XXXXXX for said Trustee  
SERVE: \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of \_\_\_\_\_  
of December \_\_\_\_\_ A.D., 19 85 at 10:58 o'clock A M., and duly recorded in Vol. M85 day \_\_\_\_\_

FEE \$9.00

on Page 20749  
By Evelyn Biehn County Clerk  
P Am Smith