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K-38609

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

STATE OF OREGON, County of Multnomah

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 130 Page 19307

I, David E. Fennell, ss:

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
Mark R. Buettner

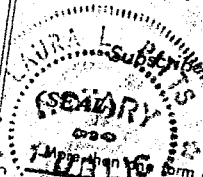
ADDRESS
4316 Gary Street, Klamath Falls, OR 97601

Carol A. Buettner

4316 Gary Street, Klamath Falls, OR 97601

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 _____, 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 _____, Oregon, on _____ June _____, 1986. 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 24th day of June, 1986
David E. Fennell
Notary Public for Oregon. My commission expires 3-13-90
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

Buettner

Fennell

TO

Grantor

Successor

Trustee

AFTER RECORDING RETURN TO
David E. Fennell
PRESTON, THORGRIMSON,
ELLIS & HOLMAN
1230 SW First Avenue, #300
Portland, OR 97204

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES 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. _____ or as fee/file/instrument/microfilm/reception No. _____ of said County.
Witness my hand and seal of County affixed.

By _____ NAME _____ TITLE _____ Deputy

TRUSTEE'S NOTICE OF SALE

19308

Reference is made to that certain trust deed made by Mark R. Buettner and Carol A. Buettner
husband and wife, as grantor, to
Pioneer Title Insurance Company, as trustee,
in favor of Peoples Mortgage Company **, as beneficiary,
dated March 19, 1981, recorded March 26, 1981, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M-81 at page 5456,
fee/title/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

The South 33 feet of Lot 8 and the North 23 feet of Lot 9, Block 1, FIRST ADDITION
TO TONATEE HOMES, in the County of Klamath, State of Oregon.

**beneficial interest under said Deed of Trust was assigned to Equitable Mortgage
Resources, Inc., by mesne instrument recorded July 1, 1985, in Vol. M-85, page 10083,
records of Klamath County, 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
payments of \$531.00 beginning 11-1-85 until paid, plus late charges of \$21.24 each month
beginning 11-16-85 until paid, together with title expense, costs, trustee's fees and
attorney's fees incurred herein by reason of said default, and any further sums advanced
by Equitable Mortgage Resources, Inc., for protection of the above-described real property
and its interest therein.

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: \$37,677.32 with interest thereon
at the rate of 14.0% per annum beginning 10-1-85 until paid, plus late charges of \$21.24
each month beginning 11-16-85 until paid; together with title expense, costs, trustee's
fees and attorney's fees incurred herein by reason of said default; and any further sums
advanced by Equitable Mortgage Resources, Inc., for protection of the above-described
real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 24, 1986,
at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes,
at inside the main lobby door of the Klamath County Courthouse
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 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 June 5, 1986

David E. Fennell
David E. Fennell, 1230 SW First Avenue #300
Portland, OR 97204 (503) 225-0815
Trustee

State of Oregon, County of _____ ss:

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.

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 _____ the 23rd day
of October A.D. 19 86 at 11:22 o'clock A.M., and duly recorded in Vol. M86
of Mortgages on Page 19307.

FEE \$9.00

Evelyn Biehn, County Clerk
By Ann Smith