

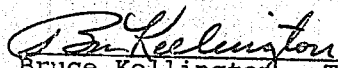
TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Douglas J. Schmid and Cynthia L. Schmid,
husband and wife
Trustee: Aspen Title and Escrow, Inc.
Successor Trustee: Bruce Kellington, Attorney
Beneficiary: The Benj. Franklin Federal Savings
& Loan Association, a corporation
Holder of Beneficial Interest: Housing Division, Department
of Commerce, State of Oregon
2. Property covered by trust deed:
N¹/₂ of Lot 16 in Block 6 Altamont Acres, according to
the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.
3. Trust deed was recorded on October 4, 1985, in Volume M85,
Page 16130, and rerecorded October 8, 1985, in Volume M85, Page
16278, Mortgage Records, Klamath County, Oregon.
4. Default for which foreclosure is made is the failure to pay
the following: The monthly installment of \$418.71 per month
beginning with the installment due October 1, 1986, and monthly
installments in the same amount due the 1st day of each month
thereafter.
5. The sum owing on the obligation secured by the trust deed is:
\$36,842.10, together with interest thereon at the rate of 10.35%
per annum from September 1, 1986, until paid, plus accumulated
late charges at the rate of 4% of any installment not paid within
15 days of the due date, until paid, plus trustee's fees,
attorney fees, foreclosure costs and any sums advanced by the
beneficiary pursuant to the terms of said trust deed.
6. The beneficiary has and does elect to sell the property to
satisfy the obligation. A Notice of Default was recorded in
Volume M87, Page 12578 of the Mortgage Records of Klamath County,
Oregon.
7. The property will be sold in the manner prescribed by law on
December 18, 1987, at 10:30 o'clock a.m., based on the standard
of time as established by ORS 187.110, inside the front door of
the Klamath County Courthouse, in the City of Klamath Falls,
County of Klamath, Oregon.
8. Interested persons are notified of the right under ORS 86.753
to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion
as would not then be due had no default occurred, together with
costs, trustee's and attorney's fees, and by curing any other
default complained of in this Notice, at any time prior to five
days before the date last set for sale.

DATED this 21 day of July, 1987.


Bruce Kellington - Trustee

1987 AUG 21 AM 11 42

AFFIDAVIT OF MAILING NOTICE OF SALE


STATE OF OREGON)
 ss.
 County of Jackson)

I, Bruce Kellington, being first duly sworn, depose, say and certify that: At all times herein 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, and that I am the trustee named therein;

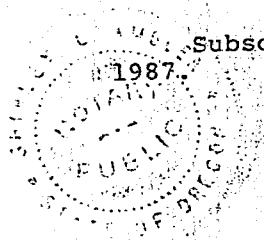
That I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof, by certified mail and first class mail to each of the following named persons at their respective last known addresses:

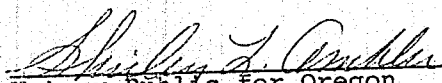
<u>Name</u>	<u>Address</u>
Douglas J. Schmid	3128 Crest Street
Cynthia L. Schmid	Klamath Falls, Oregon 97602
	and
	P. O. Box 462
	Klamath Falls, Oregon 97603

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Bruce Kellington, 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 Medford, Oregon, on the 3 day of August, 1987, each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded, and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.


 Bruce Kellington

Subscribed and sworn to before me this 3 day of August,




 Notary Public for Oregon
 My Commission Expires 2/25/91

SHERIFF'S RETURN OF SERVICE

15095

STATE OF OREGON)
County of Klamath) ss.

Court Case No. _____

Sheriff's Case No. 87-2818

I hereby certify that I received on August 6, 1987

the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
() Subpoena () Citation () Order () Motion () Affidavit
() Small Claim () Restraining Order () Order for Appearance of Judgement Debtor
() Writ of Garnishment () Order to Show Cause () Order Waiving Fees and Costs
(x) TRUSTEE'S NOTICE OF SALE

for service on the within named: PARTIES IN POSSESSION, 3128 CREST STREET, KLAMATH FALLS, OR

() SERVED _____ personally and in person.
at _____

() SUBSTITUTE SERVICE - By leaving a true copy with _____
a person over the age of fourteen years, who resides at the place of abode of the within named, at said
abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
the person in charge of the office maintained for the conduct of business by _____

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

(X) NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
the within named: RESIDENCE IS VACANT within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: August 10, 1987 8:46 p.m.

TOM DURYEE, Sheriff
Klamath County, Oregon

By J. D. Dougherty Deputy

15096

AFFIDAVIT OF NONMILITARY SERVICE

STATE OF OREGON)
County of Jackson) ss.

Bruce Kellington, of legal age and being duly sworn, deposes and says:

That he is the trustee herein, who has envoked the power of sale under ORS 86.735 by a Notice of Default and Election to Sell recorded in Volume M87, Page 12578 of the Records of Klamath County, Oregon.

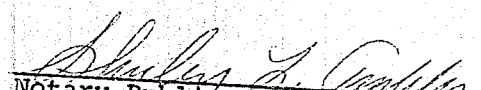
That a true copy of the Trustee's Notice of Sale was served on the following persons on the following dates:

<u>Name</u>	<u>Date of Service</u>
Douglas J. Schmid	August 3, 1987
Cynthia L. Schmid	August 3, 1987

That the persons above named were not at the time they were served, nor are they now on active service with any branch of the Armed Services within the provisions of the Soldiers' and Sailors' Civil Relief Act of 1940, as amended, and are not unrepresented minors or incapacitated persons.


Bruce Kellington

Subscribed and sworn to before me this 20th day of August, 1987.


Notary Public for Oregon
My Commission Expires 2/25/91

TRUSTEE' AFFIDAVIT AS TO NONOCCUPANCY

STATE OF OREGON)
 ss.
County of Jackson)

I, Bruce Kellington, being first duly sworn, depose, say, and certify that:

I am the successor trustee in that certain trust deed executed and delivered by Douglas J. Schmid and Cynthia L. Schmid, husband and wife as grantor to Aspen Title and Escrow, Inc. as trustee, in which The Benj. Franklin Federal Savings & Loan Association, a corporation, is beneficiary, recorded on October 4, 1985, in Volume M85, Page 16130, and rerecorded October 8, 1985, in Volume M85, Page 16278 of the Mortgage Records of Klamath County, Oregon, covering the following described real property situate in said county:

N $\frac{1}{2}$ of Lot 16 in Block 6 Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

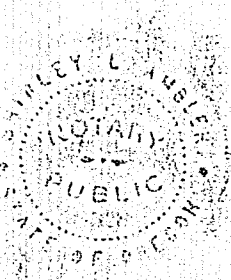
I hereby certify that on August 10, 1987, the above described real property was not occupied by any of the persons named in subsection 1 of Section 86.750, Oregon Revised Statutes.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

Bruce Kellington
Bruce Kellington - Trustee

Subscribed and sworn to before me this 20th day of August, 1987.

Shirley L. Tomalla
Notary Public for Oregon
My Commission Expires 2/25/91



Return to:
Kellington, Krack, et al
Law Offices
15 Newtown Street
Medford, Oregon 97501

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Company
on this 21st day of August A.D., 19 87
at 11:42 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 15093.

Evelyn Biehn, County Clerk

By Ann Smith

Deputy.

1 - Affidavit of Nonoccupancy

Fee, \$17.00