

84-101

MTC-17973

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Oregon Affidavit of Mailing Notice of Sale

I, Crystal Wiseman, say and certify that:

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 the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of the sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

Name & Address

Kenneth W. Stratton
5645 Altamont Drive
Klamath Falls, OR 97603

10325

Registered or Certified #:

286 540

Grace E. Stratton
5645 Altamont Drive
Klamath Falls, OR 97603

10325

286 541

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.745 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Peelle Financial Corporation, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on November 3, 1987. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

State of Oregon

County of Multnomah

Crystal Wiseman
Crystal Wiseman - Foreclosure Officer

On this 3rd day of November, in the year 1987, before me, the undersigned, a Notary Public in and for said County and state, personally appeared Crystal Wiseman personally known to me to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

Witness my hand and official seal.

M. J. J. J.
Notary Public in and for said County and State

Peelle Financial Corporation 2525 Southwest First Avenue Suite 170 Portland OR 97201 (503) 228-5950
My Commission Expires: 8/19/91

After Recording Return to:

Peelle Financial Corporation
2525 S.W. First Suite 170
Portland, OR 97205

PFC #10325

Loan # 9271294

ORC29 01257 Affidavit of Mailing

02 FEB 15 PM 3 20
51 FEB 80

Trustee's Notice of Sale

2209

A default has occurred under the terms of a Trust Deed

executed by Kenneth W. Stratton and Grace E. Stratton, husband & wife, as Grantor, to Mountain Title Co., as Trustee, dated July 18 1986, and recorded July 22 1986, in the official records of Klamath County, Oregon, in (as) Vol M86 pg 12833 with Mellon Financial Services Corporation as the original Beneficiary, covering the following described real property:
The North half of Tract No. 44 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a strip of land 10 feet wide lying along the West end of said Lot 44, deeded to Klamath County, by Deed dated May 6, 1942, recorded September 11, 1944, in Volume 168 of Deeds, page 543, Klamath County, Oregon.
AKA: 5645 Altamont Drive, Klamath Falls, Oregon 97603

Peelle Financial Corporation, Successor Trustee, and the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 86.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to:

commencing with the payment due on April 8, 1987, make monthly payments of \$371.18 each, Trust Deed is reinstated or goes to Trustee's Sale, plus a late charge of 5% on each installment not paid within 15 days following the due date, and all Trustee's fees and other costs and expenses associated with this foreclosure, and any further breach of any term or condition contained in subject Note and Trust Deed, in addition to failure to pay the balance due on payment for March in the amount of \$113.52.

By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due are: \$20,520.07 plus accrued interest at the rate of 18% per annum from March 17, 1987 until paid, all accrued late charges and prepayment penalty if any, all trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of the trust deed.

Notice Is Hereby Given that the undersigned Trustee will on March 8 1988 at the hour of 11:00 o'clock, (A.M.), standard of time established by ORS 187.110, at: the main entrance to Klamath County Courthouse, 316 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 above described property which the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations and the costs and expenses of sale, including a reasonable charge by the Trustee.

Notice is further given that any person named in ORS 86.753 has the right to have the 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, together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default and any other default under the Trust Deed that may have occurred subsequent to the recording of the Notice of Default, by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for the sale.

Dated: October 23, 1987

Peelle Financial Corporation, Successor Trustee

By: Crystal Wiseman
Crystal Wiseman, Foreclosure Officer

Trustee

Peelle Financial Corporation

2525 Southwest First Avenue, Suite 170, Portland, OR 97201

PFC # 10325 CW Loan # 9271294

OR 924 WTS 1 20786

(503) 228-5950

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of February A.D., 19 88 at 3:20 o'clock P M., and duly recorded in Vol. M88
of Mortgages on Page 2208

FEE \$10.00

Evelyn Biehn, County Clerk

By PPM Smith