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ASPEN F-31442

TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

M88

Page

2461

STATE OF OREGON,

County of Klamath

ss.

I, Andrew A. Patterson, Assistant Secretary for Aspen Title & Escrow, Inc., being first duly sworn, depose, say and certify that:

I am the Successor

BUD WISER

trustee in that certain trust deed executed and delivered by

to TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation as grantor in which WELLS FARCO REALTY SERVICES, INC., A California Corporation, Trustee as trustee, is beneficiary, recorded on May 25

County, Oregon, in book/reel/volume No. M-78, at page 11077, in the mortgage records of Klamath

Lot 24, Block 22, Tract No. 1113, OREGON SHORES - UNIT #2, in the County of Klamath, State of Oregon.

I hereby certify that on October 29, 1987, the above described real property was not occupied. The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed first mentioned above.

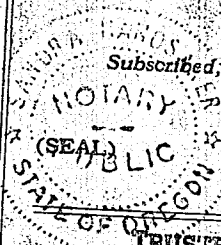
ASPEN TITLE & ESCROW, INC.

BY Andrew A. Patterson Successor Trustee

Subscribed, sworn to and acknowledged before me this 19 day of February, 1988.

Sandra Handraaker Notary Public for Oregon

My Commission expires: 7-23-88



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from Bud Wiser

Grantor

to

Aspen Title & Escrow, Inc.

Successor 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 } 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 of as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy

F-31442  
TRUSTEE'S NOTICE OF SALE

2465

Reference is made to that certain trust deed made by BUD WISER

TRANSAMERICA TITLE INSURANCE COMPANY, A California Corporation, as grantor, to  
in favor of WELLS FARGO REALTY SERVICES, INC., A California Corporation, Trustee/beneficiary,  
dated April 25, 1978, recorded May 25, 1978, in the mortgage records of  
Klamath County, Oregon, in book 1267 volume No. M-78 at page 11077 xxx  
xaster/the instrument for the instrument No. xxx (indicate which), covering the following described real  
property situated in said county and state, to-wit:

Lot 24, Block 22, 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 Oregon Revised Statutes 86.735(3); the de-  
fault 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 August, September,  
October, November and December of 1986, and January, February, March, April, June,  
July, August, September and October of 1987, in the amounts of \$49.15 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:  
\$1,102.32 plus interest and late charges, thereon from July 13, 1986, 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 Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 29, 1988,  
at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, 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 ORS 86.753 has the right, at any time prior to five days before the date last set for  
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 rendering the per-  
formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-  
ance 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 ORS 86.753.

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 October 13, 1987

ASPEN TITLE & ESCROW, INC.

BY: 

Successor Trustee

State of Oregon, County of Klamath ss: Assistant Secretary

I, the undersigned, certify that I am the ~~attorney in fact~~ attorney 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 Aspen Title & Escrow, Inc. the 22nd day  
of February A.D., 19 88 at 11:27 o'clock A.M., and duly recorded in Vol. M88  
of Mortgages on Page 2464

FEE \$10.00

Evelyn Biehn, County Clerk  
By 