

89605

Aspen 32152

Vol. 11803 Page 11803

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
STATE OF OREGON, County of Multnomah, ss:

I, James D. Thompson

being first duly sworn, depose, and say and certify that:
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 Douglas L. Pratt

ADDRESS

Rt. 66 Box 14025 Klamath Falls, Oregon 97603

Sandra L. Pratt

Rt. 66 Box 14025 Klamath Falls, Oregon 97603

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:

James C. Casterline, 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 Portland, Oregon, on April 15, 1988. 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 15th day of April, 1988.

(SEAL)

Notary Public for Oregon. My commission expires 11-16-91

* 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.
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 Pratt

Grantor

Farmers Home Administration

Trustee

AFTER RECORDING RETURN TO
Transamerica Title Insurance Co.
12360 E. Burnside
Portland, Oregon 97216
Attn: James D. Thompson

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Multnomah

I certify that the within instrument was received for record on the 15th day of April, 1988, at 10 o'clock AM, and recorded in book/reel/volume No. 11803 on page 11803 or as fee/file/instrument/microfilm/reception No. 11803. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy

11804

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:
STATE OF OREGON

County of Multnomah ss.

I, the undersigned, being first duly sworn, depose and say:
 I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale. The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED PER INSTRUCTIONS TO RE: PROPERTY ADDRESS
 (If unknown, so state). 14025 Hwy 66 Keno, Oregon
 Any and All Occupants at: 14025 Hwy 66 Keno, Oregon

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by April 20, 1988, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

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

Subscribed and sworn to before me this 13th day of April, 1988.

(SEAL)

Notary Public for Oregon. My commission expires: 11-16-91

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE UPON OCCUPANT OF TRUSTEE'S NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
Pratt

Grantor

TO
Farmers Home Administration

Trustee

AFTER RECORDING, RETURN TO:
Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97216
 Attn: James D. Thompson

STATE OF OREGON
 County of Clatsop
 I certify that the within instrument was received for record on the 10th day of April, 1988, at 10 o'clock AM, and recorded in book/reel/volume No. 1019 on page 1 or as fee/file/instrument/microfilm/reception No. 1019
 Record of Mortgages of said County.
 Witness my hand and seal of
 County affixed.

By Notary Public Deputy

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON, County of KLAMATH ss.I, MICHAEL GRIFFIN, being first duly sworn, on oath, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident and inhabitant of KLAMATH County, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

I hereby certify that on the 18th day of April 19 88, after personal inspection, I found the following described real property to be unoccupied:

Commonly described as: 14025 Hwy 66, Keno, OR

Tom Duryee, Sheriff,
Klamath County, Oregon

by


Deputy

TRUSTEE'S NOTICE OF SALE

11806

Reference is made to that certain trust deed made by Douglas L. Pratt and Sandra L. Pratt as grantor, to Farmers Home Administration, U.S.D.A. as trustee, in favor of United States of America as beneficiary, dated October 12, 1984, recorded October 12, 1984, in the mortgage records of Klamath County, Oregon, in Book 7 reel 7 volume No. M84 at page 17554, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 2 of First Addition to Keno Hillside Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

5 payments in the amount of \$506.00 each.

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:

Principal	: \$46,519.99
Interest as of 3/22/88:	2,412.90
Daily Accrual	: 15.1349

if any. All sums advanced, if any, to protect the property or the beneficiary's interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 1988, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Main entrance 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 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 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 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 obligation, 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 April 7, 1988

James D. Thompson
James D. Thompson--Assistant Secretary
Successor Trustee

State of Oregon, County of Multnomah, 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.

James C. Casterline
Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of Aspen Title Co.
of July A.D., 1988 at 10:40 o'clock A.M., and duly recorded in Vol. M88
of Mortgages on Page 11803

FEE \$23.00

Evelyn Biehn
By Pauline Mickelbauer County Clerk