

91199

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

0-257

STATE OF Washington County of Snohomish, ss:

I, Rhonda Johnson Mary Pearia 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 WA 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

ADDRESS

EDNA MAE TENA
Certified Mail No.

4810 SHASTA WAY
KLAMATH FALLS, OR 97601

LYNN B. FOSTER
Certified Mail No.

4810 SHASTA WAY
KLAMATH FALLS, OR 97601

CONNIE R. FOSTER
Certified Mail No.

A/K/A CONSTANCE RUTH FOSTER
4810 SHASTA WAY
KLAMATH FALLS, OR 97601

LYNN B. FOSTER
Certified Mail No.

BOX 241, ROUTE 3
KLAMATH FALLS, OR 97601

CONNIE R. FOSTER
Certified Mail No.

A/K/A CONSTANCE RUTH FOSTER
BOX 241, ROUTE 3
KLAMATH FALLS, OR 97601

CARLSON'S FURNITURE, INC.
Certified Mail No.

c/o MELVIN CARLSON, REG. AGENT
2405 SOUTH 6TH STREET
KLAMATH FALLS, OR 97601

THE STATE OF OREGON
Certified Mail No.

ATTORNEY GENERAL
JUSTICE DEPT., 100 JUSTICE BLDG
SALEM, OR 97310

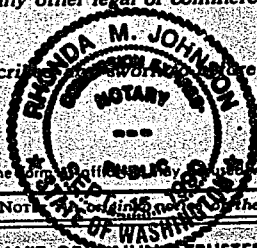
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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.....
U.S. Trustee Corporation....., 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 Woodinville WA on MAY 04, 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 04TH day of MAY, 1988.

(SEAL)



Notary Public for Washington My commission expires 9-15-90

* More than one original notice should be mailed when the parties are numerous or when the mailing is done on more than one date.

PUBLISHER'S NOTE: A copy of the original notice of 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

TO Grantor
Trustee

AFTER RECORDING RETURN TO

U.S. TRUSTEE CORPORATION
12910 TOTEM LAKE BLVD., N.E.
SUITE 130
KIRKLAND, WA 98034

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1988, at o'clock M., and recorded in book/reel/volume No. on page or 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

88 SEP 3 PM 3 31

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

0-257

STATE OF Washington County of Snohomish, ss:

I, ~~Rhonda Johnson~~ *Mary Pearia*

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 WA 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

ADDRESS

THE STATE OF OREGON
Certified Mail No.

WELFARE DEPARTMENT
JUSTICE DEPT., 100 JUSTICE BLDG
SALEM, OR 97310

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:

U.S. Trustee Corporation

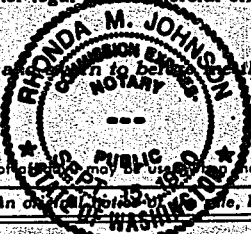
the trustee named in said notice; each such

copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Woodinville WA on MAY 11, 19 88. 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 11TH day of MAY, 19 88

(SEAL)



Notary Public for Washington My commission expires 12-31-89

* 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 copy of this affidavit, 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

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES 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 or as fee/file/instrument/microfilm/reception No. Record of Mortgages of said County.

Witness my hand and seal of County affixed

NAME TITLE
By Deputy

OREGON
TRUSTEE'S NOTICE OF SALE

RE: Loan #: 2318694
Title #: 32207
UST #: 0-257

14619

TO: EDNA MAE TENA, LYNN B. FOSTER and CONNIE R. FOSTER a/k/a CONSTANCE RUTH JUDKINS

Reference is made to that certain deed of trust made by LYNN B. FOSTER and CONNIE B. FOSTER to TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, in favor of UNITED STATES NATIONAL BANK OF OREGON, as trustee,

dated NOVEMBER 19, 1973, recorded NOVEMBER 19, 1973, as beneficiary, mortgage records of KLAMATH County, Oregon, in book/reel/ volume No. M-73 at page 15205 (fee/file/instrument No.) covering the following described real property situated in said county and state, to wit:

TRACT 34, PLEASANT HOME TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

(S02) V81-5353
MOOREHEAD, MY 28013
51830 SACP 2-E-1 2016 300
42212901 ALCS 516219602
WALLA W. DUCK

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Accrued Late Charge(s)	
10 Payments of \$225.00 from 07/01/87	113.37
10 Late Charge (S) of \$8.75 from 07/16/87	2,250.00
SUBTOTAL OF AMOUNTS IN ARREARS	87.50
Total of \$2,450.88	

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal \$ 14,297.69 together with interest as provided in the note or other instrument secured from the 1st day of JUNE, 1987, and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute. If any be necessary for non payment of the indebtedness. Wherefore, notice is hereby given that the undersigned trustee will on SEPTEMBER 09, 1988, at the hour of 10:00 A.M., o'clock, Standard Time as established by ORS 187.110, at MAIN ST. ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS, Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor had power to convey at the time of the execution of the said 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, and the time and place of sale of the property to be sold).

NOTICE IS HEREBY GIVEN THAT THE UNDERSIGNED TRUSTEE WILL ON SEPTEMBER 09, 1988, AT THE HOUR OF 10:00 A.M., O'CLOCK, STANDARD TIME AS ESTABLISHED BY ORS 187.110, AT MAIN ST. ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS, OREGON, SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH THE INTEREST IN THE SAID DESCRIBED REAL PROPERTY WHICH THE GRANTOR HAD POWER TO CONVEY AT THE TIME OF THE EXECUTION OF THE SAID 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, AND THE TIME AND PLACE OF SALE OF THE PROPERTY TO BE SOLD).

TRUST

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, through U.S. Trustee Corporation, 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 you in addition to paying said sums or tendering the performance, the 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.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check payable to U.S. Trustee Corporation and mailed to the address shown below. The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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).

WITNESSE TO BY: MARY A. BUCK, Assistant Vice President, 21820 87th S.E., Suite 200, Woodinville, WA 98072, (206) 481-2222.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day of Sept. A.D. 19 88 at 3:31 o'clock P.M. and duly recorded in Vol. M88 of Mortgages on Page 14608. Evelyn Biehn County Clerk By [Signature]

FEE \$23.00

TO: EDNA WIFE EDWIN E. EDWARDS and CONNIE B. EDWARDS, CO-SUCCESSORS WITH EDWARDS

DEED, 2 NOTICE OF SALE OREGON

REG # 0-324 TITLE # 233001 RE: 1988 # 3318034

14611