

92335

Aspen 32160

LOAN No. P65712

Vol. m88 Page 16758

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

STATE OF OREGON, County of Marion: ss

I, Ardis Martin, being first duly sworn, depose, 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.

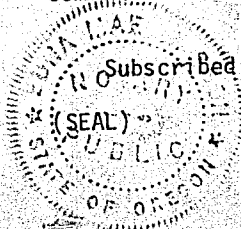
I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof by registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME	ADDRESS
Geraldine M. Bean	66735 12th Street, #B-2 Desert Hot Springs, CA 92240
Steve Sammon	Hwy 422 Schonchin John Drive Chiloquin, OR 97624
Cathy Sammon	Hwy 422 Schonchin John Drive Chiloquin, OR 97624
Internal Revenue Service c/o Bryant Heyfty	PO Box 1120 Klamath Falls, OR 97601

Said persons include the grantor in the Trust Deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Douglas A. Port, Trustee, was placed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Salem, Oregon, on May 18, 1988. 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.

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 18th day of May, 1988.

Edna Mae Wasson
Notary Public for Oregon
My commission expires 10-11-91

AFTER RECORDING RETURN TO:
Department of Veterans' Affairs
Attention Douglas A. Port
700 Summer Street, NE
Salem, Oregon 97310-1201

200 OCT 6 PM 2 10

LOAN No. P65712

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Bill V. Bean and Geraldine M. Bean, as grantor, to Klamath County Title Company, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated March 7, 1984, recorded March 8, 1984, in the mortgage records of Klamath County, Oregon, in Book Number M-84, at Page Number 3742, and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.790(3) by written instrument recorded on May 10, 1988, in Book Number M-88, at Page Number 7361, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: Code 138 Map 3507-17A0 TL500 Key #232938
Code 118 Map 3507-17A0 TL600 Key #232910

Lot 1, Block 1, WINEMA PENINSULA, No. 1, in the County of Klamath, State of Oregon.

The mailing address of the above-described property is Highway 422, Schonchin John Drive, Chiloquin, Oregon 97624.

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 on May 10, 1988, in Book M-88, at Page Number 7362, pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Full monthly payments in the amount of \$250 due February 1, 1987, and the first day of each month thereafter through January 1, 1988 (partial payments made).

Full monthly payments in the amount of \$249 due February 1, 1988, and the first day of each month thereafter.

The total delinquency is \$1,746.

By reason of said default the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$21,300.11 with interest thereon at the rate of 10.5 percent per annum from September 23, 1987, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 13, 1988, at the hour of 10:00 o'clock, a.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at the front steps of the 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 Section 86.753 of Oregon Revised Statutes 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 said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED MAY 18, 1988

Douglas A. Port

Successor Trustee
Douglas A. Port
700 Summer Street, NE
Salem, Oregon 97310
Phone (503) 373-2123

State of Oregon)
) ss:
County of Marion)

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Douglas A. Port

Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Oct. A.D., 19 88 at 2:10 o'clock P.M., and duly recorded in Vol. M88
of Mortgages on Page 16758.

FEE \$18.00

Evelyn Biehn, County Clerk

By Pauline Mickelson