

K-40668

Affidavit of Mailing Notice of Sale

I, Joanne M. Perret 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	Registered or Certified #.
Daniel James Egbert Star Route 1, Box 1099 LaPine, OR 97739	10531 286 450
Claudean S. Egbert Star Route 1, Box 1099 LaPine, OR 97739	10531 286 451
Daniel James Egbert P.O. Box 695 LaPine, OR 97739	10531 286 452
Claudean S. Egbert P.O. Box 695 LaPine, OR 97739	10531 286 453

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, any person requesting notice as provided in ORS 86.785 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, Of Washington, 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 June 30, 1988.
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.

Joanne M. Perret
Joanne M. Perret
Foreclosure Officer

State of Oregon

County of Multnomah

On this 30th day of June, in the year 1988 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joanne M. Perret 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.

(Notary Public in and for said County and State)
My Commission Expires: 1-21-92

Peelle Financial Corporation 2525 Southwest First Avenue Suite 170 Portland OR 97201 (503) 228-5950

After Recording Return to:

Peelle Financial Corporation
2525 S.W. First Suite 170
Portland, OR 97201

PFC # 10531 Loan # 338542

88 OCT 10 PM 2 35

Trustee's Notice of Sale

A default has occurred under the terms of a Trust Deed executed by

DANIEL JAMES EGBERT AND CLAUDEAN S. EGBERT, as Grantor,
to BANK OF MILWAUKIE, as Trustee,
dated June 4 1981, and recorded June 15 1981, in the official records of
Klamath County, Oregon, in (as) Vol. M81 Page 10623
with UNITED STATES NATIONAL BANK OF OREGON as the original Beneficiary,

covering the following described real property:

Lot 4 in Block 3 of FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 1977 Conestoga, Serial Number 297747D4021.

A PERSONAL PROPERTY SALE WILL BE HELD AT THE SAME PLACE AND TIME.

AKA: Star Route 1, Box 1099, LaPine, OR

Peelle Financial Corporation of Washington, 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:

make monthly payments of \$259.00 each, commencing with the payment due January 1, 1988, until March 1, 1988 when the payment increases to \$343.00; and continuing each month until this Trust Deed is reinstated or goes to Trustee's Sale, plus a late charge of \$5.00 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 in subject Note and Trust Deed.

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: \$21,933.79

plus accrued interest at the rate of 9.75% per annum from December 1, 1987 until paid plus all accrued late charges, Trustee's fees, foreclosure costs, advances of \$78.80 and any further sums advanced by the Beneficiary pursuant to the terms of the Trust Deed.

Notice Is Hereby Given that the undersigned Trustee will on NOVEMBER 1 1988 at the hour of 11:00 o'clock, (AM), standard of time established by ORS 187.110, at:

THE FRONT ENTRANCE TO THE 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.

Peelle Financial Corporation Of Washington

Dated: June 17, 1988

By:

Joanne M. Perret
Joanne M. Perret - Foreclosure Officer

Trustee

Peelle Financial Corporation

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

PFC # 10531

Loan # 338542

(503) 228-5950

OR024 NCS 100287

PROOF OF SERVICE

16994

STATE OF OREGON, County of Klamath) ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

Personal Service Upon Individual(s)

Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____ M.
Upon _____, by delivering such true copy to him/her, personally and in person,
at _____, on _____, 19____, at _____ o'clock ____ M.

Substituted Service Upon Individual(s)

Upon Louise Egbert, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: Rt1 Box 1099 (Antelope Meadows) Lapine, Ore
to David Hendrickson (son), who is a person over the
age of 14 years and a member of the household of the person served on June 29, 19 88, at 12:15 clock P M.
Upon _____, by delivering such true copy at his/her dwelling house
or usual place of abode, to-wit: _____, who is a person over the
age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock ____ M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of
business at _____, the person who
by leaving such true copy with _____, the person who
is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, ____ M.

Service on Corporations, Limited Partnerships or Unincorporated Associations Subject to Suit Under a Common Name

Upon _____, by
(NAME OF CORPORATION, LIMITED PARTNERSHIP, ETC.)
(a) delivering such true copy, personally and in person, to _____ who is a/the
* _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the
office of _____, who is a/the * _____ thereof;
* Specify registered agent, officer (by title), director, general partner, managing agent.
at _____, on _____, 19____, at _____ o'clock ____ M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.

Subscribed and sworn to before me this 29 day of June, 19 88
Jim Bushling
Notary Public for Oregon
My commission expires 2-11-92

CERTIFICATE OF MAILING

I HEREBY CERTIFY that I mailed a true copy of the documents mentioned
herein to Louise Egbert at the above Lapine, Ore address,
together with a statement of the date, time and place at which substituted
service was made.

DATE OF MAILING 6-29-88

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid

county and state; that the #108 Trustees sale-Egbert

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~successive and consecutive week days~~

(4 insertion s) in the following issue s: —

Sept. 6, 1988

Sept. 13, 1988

Sept. 20, 1988

Sept. 27, 1988

Total Cost: \$258.40

Sarah L. Parsons

Subscribed and sworn to before me this 27
day of Sept 1988

Lita Backa
Notary Public of Oregon

My Commission expires Jan 15, 1990

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a Trust Deed executed by: DANIEL JAMES EGBERT AND CLAUDEAN S. EGBERT, as Grantor, to BANK OF MILWAUKIE, as Trustee, dated June 4, 1981, and recorded June 15, 1981, in the official records of Klamath County, Oregon, in last Vol. M81 Page 10623, with UNITED STATES NATIONAL BANK OF OREGON as the original Beneficiary, covering the following described real property:

Lot 4 in Block 3 of FIRST ADDITION TO ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 1977 Conestoga, Serial Number 297747D4021.

A PERSONAL PROPERTY SALE WILL BE HELD AT THE SAME PLACE AND TIME, AKA: Star Route 1/ Box 1099, LaPine, OR. Peelle Financial Corporation of Washington, 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 make monthly payments of \$259.00 each, commencing with the payment due January 1, 1988, until March 1, 1988 when the payment increases to \$343.00, and continuing each month until this Trust Deed is reinstated or goes to Trustee's Sale, plus a late charge of \$5.00 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 in subject Note and Trust Deed.

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: \$21,933.79

plus accrued interest at the rate of 9.75% per annum from December 1, 1987 until paid plus all accrued late charges, Trustee's fees, foreclosure costs, advances of \$78.80 and any further sums advanced by the Beneficiary pursuant to the terms of the Trust Deed.

NOTICE IS HEREBY GIVEN that the undersigned Trustee will, on November 1, 1988 at the hour of 11:00 o'clock AM, standard of time established by ORS 187.110, at:

THE FRONT ENTRANCE TO THE KLAMATH COUNTY COURTHOUSE, 318 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 the 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: June 17, 1988

Peelle Financial Corporation of Washington

By: Joanne M. Perret - Foreclosure Officer

Trustee, Peelle Financial Corporation

2525 Southwest First Avenue, Suite 170,

Portland, OR 97201

(503) 228-5950

PFC#10531 Loan #338542

#108 Sept. 6, 13, 20, 27, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 10th day of Oct. A.D., 1988
at 2:35 o'clock P.M. and duly recorded

in Vol. M88 of Mortgages Page 16995

Evelyn Biehn County Clerk

By Deanne Mullins

Deputy.

Fee, \$23.00