

OC

93301

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. m88 Page 18397

STATE OF OREGON, County of Klamath, ss:I, Nancy L. Doane

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

ADDRESS

Luis A. Viniegra

P. O. Box 14
 Bly, OR 97622

Juanita E. Viniegra

P. O. Box 14
 Bly, OR 97622

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.*

Steven A. Zamsky

Each of the notices so mailed was certified to be a true copy of the original notice of sale by....., 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 Klamath Falls, Oregon, on October 31, 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 31st day of October, 1988.

(SEAL)

Nancy L. Doane
 Notary Public for Oregon. My commission expires 3-24-92

* 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
Viniegra

Grantor

Zamsky

TO

Trustee

AFTER RECORDING RETURN TO

Zamsky & Belcher
 601 Main Street, Suite 204
 Klamath Falls, OR 97601

(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

18398

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by LUIS A. VINIEGRA and JUANITA E. VINIEGRA, as grantor, to Steven A. Zamsky, as trustee, to secure certain obligations in favor of CHOONG KIL KIM and JUNG JA KIM, as beneficiary, dated July 28, 1987, recorded September 23, 1987, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M87, at page 17352, document/fee/file/instrument/microfilm No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 2, Block 6, Tract 1093 Pinecrest, according to the Official Map thereof on file in the Office of the County Clerk of Klamath County 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 to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

Monthly payments of \$288.89 from February 1, 1988.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

The sum of \$5,200.00.

A notice of default and election to sell and to foreclose was duly recorded October 25, 1988, in book M88 at page 18040 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 28th day of February, 1989, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Courthouse, 316 Main, 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 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, October 31, 1988.

State of Oregon, County of _____, ss:

Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Zamsky & Belcher the 31st day of Oct. A.D., 1988 at 12:33 o'clock P.M., and duly recorded in Vol. M88 of Mortgages on Page 18397.

FEE \$13.00

Evelyn Biehn County Clerk

By Douglas Mullendore

12.00
ck