

OC

97569

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Josephine, ss:

I, Sharon V. Avey, 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

Linda Turner

P.O. Box 335
Sprague River, OR 97639

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 Patrick J. Kelly

....., 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 Grants Pass, 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 31 day of OCTOBER, 1988

SHARON V. AVEY

Notary Public for Oregon. My commission expires 8/13/89

*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 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

Turner

Grantor

TO

Klamath County Title

Trustee

AFTER RECORDING RETURN TO

PATRICK J. KELLY

ATTORNEY AT LAW

1200 N.E. 7th St.

Grants Pass, Ore. 97526

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

STATE OF OREGON, } ss.
County of

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

OT

TRUSTEE'S NOTICE OF SALE

Linda M. Turner

Reference is made to that certain trust deed made by

_____ as grantor, to
 _____ as trustee,
 _____ as beneficiary,
 in favor of Vernon C. Julien

dated July 20, 1988, recorded August 3, 1988, in the mortgage records of
Klamath County, Oregon, in book ~~XXXXXX~~ volume No. M88 at page 12511, or

as by ~~file~~ instrument ~~XXXXXXXXXXXX~~ No. 89993 ~~(XXXXXXXXXX)~~, covering the following described real
 property situated in said county and state, to-wit:

The North Half of the Southwest Quarter of the Southwest Quarter of the
 Section 23, Township 35 South, Range 10 East of the Willamette Meridian,
 Klamath County, Oregon, EXCEPT the following: Beginning at the North-
 west corner of the North Half of the Southwest Quarter of the Southwest
 Quarter of said Section 23, Thence South 330 feet to a point, thence
 East 660 feet, thence North 330 feet, thence West 660 feet, more or less
 to the point of beginning.

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 de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

September 1, 1988 monthly installment of \$132.22, plus
 October 1, 1988 monthly installment of \$132.22

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:

The unpaid principal balance of \$4,300.00, plus interest thereon at the
 rate of 15% per annum from August 1, 1988 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 14, 1989,
 at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at
Front entrance of the Klamath County Courthouse
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 per-
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
 ance 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 obli-
 gation, 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 October 13, 1988

Patrick J. Kelly, Trustee

Trustee

State of Oregon, County of Josephine 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.

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
 ORS 86.740 or ORS 86.750(1), fill in opposite
 the name and address of party to be served

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Patrick J. Kelly the 28th day
 of Feb. A.D., 1989 at 2:58 o'clock P.M., and duly recorded in Vol. M89
 of Mortgages on Page 3549

Evelyn Biehn County Clerk

By Daniel Muller

FEE \$13.00