OC USNAT/BEATYS/OLB 98371

Portland, OR 97204

Aspen 32845 Vol. m89 Page 494

By ..... Deputy

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF	OREGON.	County	ofMultn	10mah	, ss:

I, Olga L. Buchanan , 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: 5840 Maryland Ave., Klamath Falls, OR 97603 Sidney C. Beaty P. O. Box 1685, Klamath Falls, OR 97601 Lura J. Beaty 211 E. 7th St., Eugene, OR 97401 United States Bankruptcy Court, District of Oregon P. O. Box 1783, Medford, OR Michael A. Grassmueck Trustee 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..... Dennis M. Paterson , 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.......Portland......., Oregon, on......November...16......, 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 suggestor trustee, and person includes corporation and any other legal or commercial entity. Subscribed and sworn to before me this 16 th day of November , 19.88. (SEAL) OT A Notary Public for Oregon. My commission expires. 7-21-91 \* 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 loregoing allidavit. STATE OF OREGON, AFFIDAVIT OF MAILING TRUSTEE'S County of ..... NOTICE OF SALE I certify that the within instrument was received for record on the ......day RE: Trust Deed from of ....., 19....., Sidney C. Beaty & (DON'T USE THIS Lura J. Beaty in book/reel/volume No. ..... on SPACE: RESERVED Grantor FOR RECORDING page ...... or as fee/file/instru-LABEL IN COUNment/microfilm/reception No....., TIES WHERE James C. Waggoner USED. I Record of Mortgages of said County. Witness my hand and seal of Trustee County affixed. AFTER RECORDING RETURN TO James C. Waggoner (OLB) 121 SW Morrison, Suite 1000

마르본 문학내는 교통회의 일은 없는 제 되는 경험을 했다.	COPYRIGHT 1988 STEVENS-NESS LAW PUB. CO., PORTLAND, OR, 97204
FORM No. 885—TRUSTEE'S NOTICE OF SALE— Gregon Trust Deed Series.	4941 🛞
OT USNAT/BEATYS/OLB TRUSTEE'S NOTICE OF SALE	
	C. Beaty & Lura J. Beaty
Reference is made to that certain trust deed made by Sidney husband and wife Mountain Title Company, an Oregon Corpora	as grantor, to
Lamband and wile	95 17115166.
Mountain Title Company, an Oregon Inc., an Or	egon Corporation as beneficiary,
. , I TOWN & COUNTELY AND	10 Bb in the mortpage records of
111 0 14	- 14 O.C of 22/20 1/24/20 20 20 20 20 20 20 20 20 20 20 20 20 2
dated July 14 ,19 86, recorded July 16  Klamath County, Oregon, in book/xex/xelume  Exercise for a nonemark and state to-wit:	etexplicity, covering the following described real
Care Line drive out or warren by Track Colon Elix Colon	
property situated in said county and state, to-wit:	· · · · · · · · · · · · · · · · · · ·
stand accord	ing to the official
Lots 18 and 19, POOLE HOME SITES, according to the plat thereof on file in the office of the	e County Clerk
of Klamath County, Oregon.	
OI Klamach county	
Both the beneficiary and the trustee have elected to sell the sa	id real property to satisfy the obligations secured
by said trust deed and a notice of defautor's failure to pay whe	en due the following suitis.
fault for which the loteclosure is mine-	1000 DIIS
fault for which the foreclosure is made is granted standard to pay  Arrearage in the sum of \$7,634.38 as of taxes, liens, assessments, attorney's an	d trustee's fees, and interest
taxes, liens, assessments, attorney or sale	
due at the time of reinstatement or sale	 
	•
By reason of said default the beneficiary has declared all sur	ms owing on the obligation secured by said trust
By reason of said default the beneficiary has declared in deed immediately due and payable, said sums being the following, the deed immediately due and payable, said sums being the following, the said sums being the following.	to-wit:
deed immediately due and payable, care	11 1988, plus taxes,
Payoff in the sum of \$55,790.79 as of No liens, assessments, attorney's and trus	tee's fees, and interest
liens, assessments, accorner	after October 31, 1988.
incurred by beneficiary of the	April 4 1989
THE PRESCRIPTION OF THE PROPERTY OF THE PROPER	trustee will on 11111 by ORS 187.110, at
in the City of Kidmach Loss auction to the highest bidder for cash the interest in the said description to the highest bidder for cash the interest in the said power to convey at the time of the execution by him of the said power to convey at the interest acquired after the execution of	trust deed, together with any interest which the
auction to the highest bidder for cash the including a power to convey at the time of the execution by him of the said power to convey at the time of the execution by him of the said power for or his successors in interest acquired after the execution of grantor or his successors in interest acquired after the execution of said expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses of sale, including a power of the costs and expenses	said trust deed, to satisfy the foregoing obligations
grantor or his successors in the successors of sale, including a r	reasonable charge by the date lest set for
thereby secured and the costs one 26,753 has the right, at any	time prior to live days below to the heneficiary
given that any person lamba up to have this foreclosure proceeding dismissed and the tr	ringinal as would not then be due had no default
given that any person named in ORS only of dismissed and the tr the sale, to have this foreclosure proceeding dismissed and the tr of the entire amount then due (other than such portion of the pro- of the entire amount they other default complained of herein	that is capable of being cured by tendering the per
occurred) and by curing any tristion or trust deed, and in add	lition to paying said sums of the obligation
formance required under the object, and expenses all costs and expenses	enses actually incurred in clinical ORS 86.753.
ance necessary to cure the data and attorney's fees not exc	eeding the amounts provided the singular includes the
ance necessary to cure the default, by paying ching and trust deed, together with trustee's and attorney's fees not excand trust deed, together with trustee's and attorney's fees not excand trust deed, in construing this notice, the masculine gender includes the plural, the word "grantor" includes any successor in interest to the plural, the word "grantor" includes any successor in interest to the plural, the word "grantor" includes any successor in interest to the	e grantor as well as any other person owing an obli
In construing this notice, the mascume general plural, the word "grantor" includes any successor in interest to the gation, the performance of which is secured by said trust deed, and gation, the performance in interest, if any.	the words "trustee" and "beneficiary" include the
respective successors in interest,	MADE CIDLESONEY
DATED November 1,19.88.	
DATED	ies c. Waggoner 🔱
JAN	Trustee
ss:	to the named trustee and the
State of Oregon, County ofMultnomahss:  I, the undersigned, certify that I am the attorney or one of the undersigned panels and exact copy of the original trustee.	of the attorneys for the above named trastes and
I, the undersigned, certify that I am the attorney of one of the foregoing is a complete and exact copy of the original trusted the foregoing is a complete and exact copy of the original trusted	es nonce of sale.
The foregoing is a comme	
	aterson Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd of March A.D., 19 89 at 3:43 o'clock P.M., and duly recorded in Vol. M89 of Mortgages on Page 4940 Evelyn Biehn County Clerk

FEE \$13.00

By Original March County Clerk