

2433

K-41293

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 #.
Edward L. Hull 1730 Fargo Klamath Falls, OR 97603	10729 286 170
Michelle Rita Bailey 1000 California Avenue Klamath Falls, OR 97601	10729 286 172
Marion E. Bailey 4225 Austin Street Klamath Falls, OR 97603	10729 286 171

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 March 27, 1989.
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 27th day of March, 1989, 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.

Cheri J. Crowe
Notary Public in and for said County and State
My Commission Expires 10-31-92

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 # 10729 Loan # 080787

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Trustee's Notice of Sale

A default has occurred under the terms of a Trust Deed executed by
 , as Grantor,
 , as Trustee,
 September 28, 1973, in the official records of
 Book M73 Page 13125

to EDWARD L. HULL
 TRANSAMERICA TITLE INSURANCE CO.
 dated September 7, 1973 and recorded
 Klamath County, Oregon, in (as)

with AMFAC MORTGAGE CORPORATION
 covering the following described real property:

Lot 8, Block 109, BUENA VISTA ADDITION to the City of Klamath Falls, Klamath
 County, Oregon.
 AKA: 1000 California Avenue, Klamath Falls, 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 86.753(3). The default for which the foreclosure is
 made is the failure of Grantor or Grantor's successor in interest to:

make monthly payment of \$190.26 each, commencing with the payment due October 1, 1988,
 and continuing each month until this Trust Deed is reinstated or goes to Trustee
 Sale, plus a late charge of 4% 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: \$10,879.35
 plus accrued interest at the rate of 8.5% per annum from September 1, 1988 until paid,
 plus all accrued late charges, Trustee's fees, foreclosure costs, advances of \$141.65
 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 JULY 27, 1989 at the
 hour of 11:00 o'clock, (A.M.), 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, Klamath 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
 By: *Joanne M. Perret*
 Joanne M. Perret - Foreclosure Officer

Dated: March 14, 1989

Trustee

Peelle Financial Corporation
 2525 Southwest First Avenue, Suite 170, Portland, OR 97201

(503) 228-5950

PFC # 10729 Loan # 080787
 C8324 NCS 100247

PROOF OF SERVICE

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 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 MICHELLE R. BAILEY, by delivering such true copy to him/her, personally and in person, at 1000 CALIFORNIA AVE., KLAMATH FALLS, ORE., on 3-21-, 19 89, at 10:15 clock A. 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 ERICK P. GORDAN, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 1000 CALIFORNIA AVE., KLAMATH FALLS, OREGON 97601, who is a person over the age of 14 years and a member of the household of the person served on 3-21-, 19 89, at 10:15 clock A. M.
Upon TERRY L. WRIGHT, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 1000 CALIFORNIA AVE., KLAMATH FALLS, OREGON, 97601, who is a person over the age of 14 years and a member of the household of the person served on 3-21-, 19 89, at 10:15 clock A. M.

Office Service Upon Individual(s)

Upon _____, at the office which he/she maintains for the conduct of business at _____, 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 _____ who is at the _____
(a) delivering such true copy, personally and in person, to _____ thereof; OR
(b) leaving such true copy with _____, the person who is apparently in charge of the office of _____, who is at 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.

PAT BEVEL
PAT BEVEL - PROCESS SERVER

Subscribed and sworn to before me this 21st day of March, 19 89.

(SEAL)

Norma J. Leslie
Notary Public for Oregon
My commission expires 3-31-91

PUBLISHER'S NOTE: ORS 86.740(2) requires that the Notice of Sale be served in the manner in which a summons is served pursuant to Oregon Rules of Civil Procedure 7 D. (2) and 7 D. (3). The Proof of Service above contains most, but not all, of the methods of service. For example, this form does not include proof of service upon a minor or incapacitated person. See ORCP 7 D. (2) and 7 D. (3) for complete service methods on particular parties.

12575

COURT N/ANo. N/ASTATE OF OREGON
County of Multnomah }CERTIFICATE OF MAILING

I HEREBY CERTIFY that I mailed a certified true copy of the following documents: Trustee's Notice of Sale
to the person named below at the indicated address, first class postage prepaid, together with a statement of the date, time and place at which substituted/office service was made.

PERSON TO WHOM MAILED Erick P. Gordon
Terry E. Wright

MAILING ADDRESS

1000 California AvenueKlamath Falls, OR 97601

TYPE OF SERVICE

SubstitutedDATE OF MAILING March 23, 1989by: Janelle Graves
Janelle Graves, 107777

