

2507

K-41326

AFFIDAVIT OF MAILING OF NOTICE OF SALE

STATE OF OREGON)
) ss.
 COUNTY OF LANE)

I, MICHAEL C. AROLA, being first duly sworn, depose and say:

1. I am the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. I served the attached Trustee's Notice of Sale upon the following parties by depositing original copies thereof in the United States Mail at Eugene, Oregon, on March 31, 1989:

Dennis B. Thorson
 3907 Redondo Way
 Klamath Falls, OR 97603

Sandra J. Thorson
 3907 Redondo Way
 Klamath Falls, OR 97603

Lawrence E. Woodhouse
 3907 Redondo Way
 Klamath Falls, OR 97603

3. The above copies were enclosed in sealed envelopes addressed to the parties named above at the addresses set forth below their names which, to the best of my knowledge, were their last known addresses as of the date of mailing. The copies were mailed by certified mail, return receipt requested, and by first class mail, with postage prepaid.

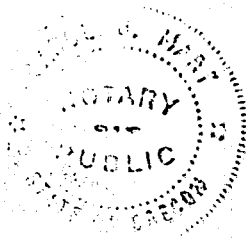
Michael C. Arola
 MICHAEL C. AROLA

Signed and sworn to before me this 31st day of March, 1989,
 by MICHAEL C. AROLA.

Carol B. Mart
 Notary Public for Oregon
 My Commission Expires: 11/23/89

AFFIDAVIT OF MAILING OF NOTICE OF SALE

'89 JUL 12 AM 11 23



PROOF OF SERVICE

12729

STATE OF OREGON)
COUNTY OF _____) ss.

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached original Trustee's Notice of Sale; that I served the attached original Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

Personal Service

On 4-5, 1989, at 2:36 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to Dennis B. Thorson in person, at 3907 Redondo Way Klamath Falls Or. 97603.

On 4-5, 1989, at 2:36 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to Sandra J Thorson in person, at 3907 Redondo Way Klamath Falls Or. 97603.

On _____, 19____, at _____ o'clock, _____ M., I delivered the attached original Trustee's Notice of Sale to _____ in person, at _____.

Substitute Service

On _____, 19____, at _____ o'clock, _____ M., I served the attached Trustee's Notice of Sale on _____ by delivering a original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____.

On _____, 19____, at _____ o'clock, _____ M., I served the attached Trustee's Notice of Sale on _____ by delivering an original copy to _____, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at _____.

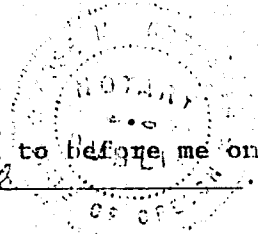
Office Service

On _____, 19____, at _____ o'clock _____ M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

On _____, 19____, at _____ o'clock _____ M., I left an original copy of the Trustee's Notice of Sale with _____, the person apparently in charge of the business office maintained by _____ at _____.

Signed and sworn to before me on

Rose M. Griffith



Joey L. Griffin

April 7, 1989, by

Notary Public for Oregon

My Commission Expires: 6-2-90

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:

Grantor: DENNIS B. THORSON and SANDRA J. THORSON, assumed from Lawrence E. Woodhouse
 Trustee: BANK OF CORVALLIS
 Successor Trustee: MICHAEL C. AROLA
 Beneficiary: U.S. BANCORP MORTGAGE COMPANY

2. DESCRIPTION OF PROPERTY. The real property is described as follows:

Lot 6 in Block 8 of Tract No. 1037, Fifth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

3. RECORDING. The Trust Deed was recorded as follows:

Date Recorded: August 28, 1986
 Volume M86, Page 15491
 Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$649.00 each, due the first of each month, for the months of January through March, 1989; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$55,604.74 plus interest at the rate of 9.5% per annum from December 1, 1988; plus late charges of \$57.00.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE. The sale shall be held:

Date: August 10, 1989
 Time: 9:30 a.m. as established by ORS 187.110
 Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 in ORS 86.753.

NOTICE: The Beneficiary described above is the creditor to whom the debt is owed. Unless the Grantor described above or any other person obligated on Trust Deed and Note secured thereby (debtor) notifies this office within 30 days after receiving this notice that the debtor disputes the validity of the debt or any portion thereof, this office will assume this debt is valid. If the debtor notifies this office in writing within 30 days from receiving this notice, this office will: obtain verification of the debt or obtain a copy of a judgment and mail the debtor a copy of such judgment or verification. If the debtor requests this office in writing within 30 days after receiving this notice, this office will provide the debtor with the name and address of the original creditor, if different from the current creditor.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: March 31, 1989.

/s/ MICHAEL C. AROLA

MICHAEL C. AROLA, Successor Trustee
 HEISHNER, HUNTER, MOULTON, ANDREWS & NEILL
 P.O. Box 1475
 Eugene, OR 97440

Refer to:

TRUSTEE'S NOTICE OF SALE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day of July A.D., 19 89 at 11:23 o'clock AM., and duly recorded in Vol. M89 of Mortgages on Page 12728.

FEE \$18.00

Evelyn Biehn, County Clerk

By Michael C. Arola