	-Ore ton Trust Deld Series. CONTRIGHT 1988 STEVENB.SESS LAW PUB. CO., PORTLAND. OR 1700
THAN NE	
13135 AFFIDAVIT OF	MAILING TRUSTEE'S NOTICE OF SALE
Josephi	ne, 55:
I, <u>Carol N. Connors</u> At all times hereinafter mentioned I wa wer the age of eighteen years and not the b notice of sale given under the terms of that ce	s and now an a resident of the State of Oregon, a competent person s and now an a resident of the State of Oregon, a competent person eneficiary or his successor in interest named in the attached original rtain trust deed described in said notice. Derty described in the attached notice of sale by mailing a copy thereof perty described in the attached notice of sale by mailing a copy thereof
by both first class and certified indicated) at a	
David Rowley Melaine Rowley Rowleys Meats	201 W. Front St., Merrill, OR 97633 201 W. Front St., Merrill, OR 97633 201 W. Front St., Merrill, OR 97633 205 Old Midland Rd., Klamath Falls,
Jack L. Sexton	OR 97603 905 Old Midland Rd., Klamath Falls,
Nancy Sexton	905 Old Midland Rd., Ridden Plan OR 97603
	in the trust cleed, (b) any successor in interest to the grant person, rest the trustee or the beneficiary has actual notice, (c) any person, y other state ugency, having a lien or interest subsequent to the trust or the beneficiary has actual notice of the lien or interest, and (d) any
person requesting indices so mailed was cert Each of the notices so mailed was cert Kelly copy was contained in a sealed envelope, wi States post office at Grants Pass person listed above, one such notice was mui indicated, and another such notice was mui thereon in the amount sufficient to accompa- and election to sall described in said notice As used Herein, Mé singular, includes ration and any other legal or commercial en Subscribedczer swort to before me r (SEAL)	S 86.785.* ified to be a true copy of the original notice of sale by Patrick 5. ified to be a true copy of the original notice of sale by Patrick 5. attorney for the trustee named in said notice; each such th postage thereon fully prepaid, and was deposited by me in the United th postage thereon fully prepaid, and was deposited by me in the United moregon, on December 4, 1989. With respect to each ailed with postage thereon sufficient for first class delivery to the address ailed with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage lish the same. Each of said notices was mailed after the notice of default of sale was recorded. the plural, trustee includes successor trustee, and person includes corpo- ntity. Carol N. Connors his 39 th day of Manch 19.00 Notary Public for Oregon. My commission expires. 1-1.3.9. Notary Public for Oregon. My commission expires. 1-1.3.9.
person requesting indices so mailed was cert Each of the notices so mailed was cert Kelly copy was contained in a sealed envelope, wi States post office at Grants Pass person listed above, one such notice was mui indicated, and another such notice was mui thereon in the amount sufficient to accompa- and election to sall described in said notice As used Herein, Mé singular, includes ration and any other legal or commercial en Subscribedczer swort to before me r (SEAL)	S 86.785.* ified to be a true copy of the original notice of sale by Patrick of attorney for the trustee named in said notice; each such th postage thereon fully prepaid, and was deposited by me in the United moregon, on December 4, 19, 89. With respect to each ailed with postage thereon sufficient for first class delivery to the address led with a proper form to request and obtain a return receipt and postage lish the same. Each of said notices was mailed after the notice of default of sale was recorded. the plural, trustee includes successor trustee, and person includes corpo- ntity. Carol N. Connors his. 99 th day of Manch 19, 19, 00. Notary Public for Oregon. My commission expires. 7-13, 9, 9, Notary Public for Oregon. My commission expires. 7-13, 9, 9, Notary Public for Oregon. My commission expires. 7-13, 9, 9, bearing the trustee's actual signature, should be attached to the loregoing allidavit.
person requesting indices so mailed was cert Each of the notices so mailed was cert Kelly copy was contained in a sealed envelope, wi States post office at Grants Pass person listed above, one such notice was mui indicated, and another such notice was mui thereon in the amount sufficient to accompa- and election to sall described in said notice As used Herein, Mé singular, includes ration and any other legal or commercial en Subscribedczer swort to before me r (SEAL)	S 86.785.* "fied to be a true copy of the original notice of sale by. Patrick 5. "fied to be a true copy of the original notice of sale by. Patrick 5. "attorney for the trustee named in said notice; each such th postage thereon fully prepaid, and was deposited by me in the United m. Oregon, on
person requesting indices so mailed was cert Each of the notices so mailed was cert Kelly copy was contained in a sealed envelope, wi States post office at Grants Pass person listed above, one such notice was mail indicated, and another such notice was mail thereon in the amount sufficient to accompand election to sell described in said notice As used Herein, the singular, includes ration and any other legal or commercial en Subscribed are swort to before me to (SEAL) • More than one fam Graffidayit may be used when the Pust isner's Nore: An original notice of the sale, AFFIDAVIT OF MAILING TRUSTEE'S	S 86.785.* "fied to be a true copy of the original notice of sale by. PATTICK 5. "attorney for the trustee named in said notice; each such th postage thereon fully prepaid, and was deposited by me in the United moregon, on
person requesting indices so mailed wast certa Each of the notices so mailed wast certa Kelly copy was contained in a sealed envelope, with States post office atGrants Pass person listed above, one such notice was muitadicated, and another such notice was muitathereon in the amount sufficient to accompand election to sall described in said notice As used Harein, the singular, includes ration and any official legal of commercial end Subscribedcare	S 86.785.* ified to be a true copy of the original notice of sale by PALTICK 5. ified to be a true copy of the original notice of sale by PALTICK 5. attorney for the trustee named in said notice; each such th postage thereon fully prepaid, and was deposited by me in the United December 4, 19.89. With respect to each ailed with postage thereon sufficient for first class delivery to the address ailed with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage lish the same. Each of said notices was mailed after the notice of default of sale was recorded. the plural, trustee includes successor trustee, and person includes corpo- netity. Carol N. Connors his. 9.44 Notary Public for Oregon. My commission expires. Parties are numerous or when the mailing is done on more than one date. bearing the trustee's actual signature, should be uttached to the loregoing allidavit. STATE OF OREGON, Joon'T USE THIS JPACT. HISSING LABEL IN COUN. LABEL IN COUN.
person requesting indices so mailed wast certa Each of the notices so mailed wast certa Kelly copy was contained in a sealed envelope, with States post office atGrants Pass person listed above, one such notice was muitadicated, and another such notice was muitathereon in the amount sufficient to accompand election to sell described in said notice As used firstin, the singular, includes ration and any officit legal or commercial end Subscribedczare swort to before me to Subscribedczare swort to before me to Subscribedczare swort to before the sale, Mont than one fam Offoffield vit may be used when the Pust ISHER'S NOTE: An original notice of the sale, RE: Trust Deed from To	S 86.785.* ified to be a true copy of the original notice of sale by Partick 3. ified to be a true copy of the original notice of sale by Partick 3. attorney for the trustee named in said notice; each such becember 4
person requesting indices so mailed wast certained in a sealed envelope, with the notices so mailed wast certained in a sealed envelope, with the spot office atGrants Pass States post office atGrants Pass person listed above, one such notice was multiple of the amount sufficient to accompand election to sell described in said notice. As used starkin, the singular, includes ration and any officier legal or commercial end of the second stark sworn to before me to Subscribed zet sworn to before me to Subscribed zet. Sworn to before me to Subscribed zet. Sworn to before the sale, Subscribed to the second stark sworn to before the second stark stark shorts and stark stark sworn to before the second stark sta	S 86.785.* ified to be a true copy of the original notice of sale by Patrick 3. ified to be a true copy of the original notice of sale by Patrick 3. attorney for the trustee named in said notice; each such becember 4. Oregon, on December 4. Oregon, on December 4. Oregon, on December 4. J9. 89. With respect to each ailed with postage thereon sufficient for first class delivery to the address led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage led with a proper form to request and obtain a return receipt and postage lish the same. Each of said notices was mailed after the notice of default of sale was recorded. the plural, trustee includes successor trustee, and person includes corpo- ntity. Carcl N. Connors his. 9 + M. day of
person requesting indices so mailed wast certa Each of the notices so mailed wast certa Kelly copy was contained in a sealed envelope, with States post office atGrants Pass person listed above, one such notice was muitadicated, and another such notice was muitathereon in the amount sufficient to accompand election to sell described in said notice As used firstin, the singular, includes ration and any officit legal or commercial end Subscribedczare swort to before me to Subscribedczare swort to before me to Subscribedczare swort to before the sale, Mont than one fam Offoffield vit may be used when the Pust ISHER'S NOTE: An original notice of the sale, RE: Trust Deed from To	S 86.785.* ified to be a true copy of the original notice of sale by Patrick 3. ified to be a true copy of the original notice of sale by Patrick 3. attorney for the trustee named in said notice; each such December 4

~

na in the second

F 4

AFFIDAVIT OF MAILING TRUSTEL" I NOT CE OF SALE-Oregia Trust Deed Series.

AFHDAVIT OF MAILING TRUSTEE'S NOTICE CF SALE

STATE OF OREGON, County of Josephine, ss:

I, Carol N. Connors , being first duly sworn, depose, and say and certify that:

At all times hereinalter 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 ligal representatives, where so indicated) at their respective last known addresses, to-wit: ADDRESS

NAME

Dorothy E. Finkbiener

er

121 Front Street, Merrill, OR 97633

6181

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 cleed 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 November 20, 19.89. 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 end 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. IM Co

Star Star Star Star Star	and n. connore	
	Carol N. Connors,	
Contraction Production	before me this 29 th day of March, 19 40	
Supscrigen and sworn to	Defore me this of J day or day or	
	lbarga V (Lini	
(SEAL) BUNK	Shutter any	· • • • •
	Notary Public for Oregon. My commission expires 7-13-9.2	
* More than one form of affiding may I	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 allidavit.

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE		STATE OF OREGON, County of
RE: Trust Deed from		I certify that the within instrument was received for record on the day of
Gantor TV	IDON'T USE THIS SPACE, RESERVED FOR RECOIDING LABEL IN COUN. TIES WHERE USED :	at
I rustee		Witness my hand and seal of County affixed.
AFTER RECORDING RETURN TO		NAME TITLE By Deputy

6182

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Dorothy E. Finkbiener, as grantor, to Klamath County Title Company as trustee, in favor of Frank Fleet and Anna-Belle Fleet, husband and wife, or survivor, as beneficiary, dated March 7, 1989, recorded March 9, 1989 in the mortgage records of Klamath County, Oregon, in volume No. M89 at page 4090, or as instrument No. 97894 covering the following described real property situated in said county and state, to-wit:

See attached Exhibit "A"

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 default for which the foreclosure is made is grantor's failure to pay when due the following sums: August 7, 1989 monthly installment of \$208.00 plus,

August 7, 1989 monthly installment of \$208.00 plus, September 7, 1989 monthly installment of \$208.00 plus, October 7, 1989 monthly installment of \$208.00 plus, Late charges of \$62.40

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 \$15,600.00 with interest thereon at the rate of 16% per annum from July 7, 1989, until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 2, 1990, at the hour of 2:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at Front entrance of Klameth Falls Courhouse, 316 Main Street, 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 said described real property which the grantor had or had power to convey at the time of the execution by him of 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 performance 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 obligation, the perfomance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 17, 1989

3300

Patrick J. Kelly, 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.

> Patrick J. Kelly Attorney for said Trustee

Exhibit "A"

A piece or parcel of land situated in Lots 51 and 52 of MERRILL TRACTS, a platted portion of Klamath County in the Citjf of Merrill, Oregon, being more particulary described as follows; Beginning at a 5/8 inch aluminum capped iron pin from which the Northeast corner of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 40.0 feet and East 355.3 feet distant, said point of beginning also being on the South

right-of-way of the Orecon State Highway No. 50; thence West along the South

right-of-way of said highway 70.0 feet to a 5/8 inch aluminum capped iron pin; thence South 60.0 feet to a 5/8 inch aluminum capped iron pin; thence East 70.0 feet to a 5/8 inch aluminum capped iron pin; thence North 70.0 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.								
Filed for record at request of	Patrick J. Kelly		the	4th	day			
of April A.D., 190	at 2:30 o'cloc	k <u>P</u> M., and d	uly recorded in	Vol. M90				
	tgages	on Page6180			· · · · ·			
			County Cler					
FEE \$23.00		By Round	use nue	Pendera				