

OC

ASPEN 04034207

Vol. m90 Page 6876

13506

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:I, Sandra Handsaker, 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

Antonio Aguon Aguero

P. O. Box 3512
AGana, Guam 96910

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 ANDREW A. PATTERSON, Assistant Secretary XXXXXXXX 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 Klamath Falls, Oregon, on December 12, 1989. 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 12 day of April, 1990Notary Public for Oregon. My commission expires 12-17-91

* 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 foregoing affidavit.

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Antonio Aguon Aguero

Grantor

TO

ASPEN TITLE & ESCROW, INC.

Trustee

AFTER RECORDING RETURN TO
ASPEN TITLE & ESCROW, INC.
600 Main Street
Klamath Falls, OR 97601

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

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the 12 day of April, 1990, at 12 o'clock M., and recorded in book/reel/volume No. 12-17-91 on page 12-17-91 as fee/file/instrument/microfilm/reception No. 12-17-91.
Record of Mortgages of said County.
Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

ASPEN 04034207

6877

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ANTONIO AGUON AGUERO, A Single Man

as grantor, to
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee,
 in favor of F. N. REALTY SERVICES, INC., A California Corporation, Trustee, as beneficiary,
 dated July 20, 1988, recorded December 20, 1988, in the mortgage records of
Klamath County, Oregon, in book/see volume No. M-88 at page 21608 ~~xxx~~
~~as recorded in the instrument/microfilm/reception No. xxxxxxxxxx (reference which)~~, covering the following described real
 property situated in said county and state, to-wit:

Lot 8, Block 34, Tract 1184, OREGON SHORES UNIT 2, FIRST ADDITION,
 in the County of Klamath, State of Oregon.

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:

Monthly installments of principal and interest due for the months of May, June,
 July, August, September, October, November and December of 1989, in the amounts
 of \$158.51 each; and subsequent installments of like amounts; subsequent amounts
 for assessments due under the terms and provisions of the Note and Trust Deed.

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:

\$11,743.38 plus interest and late charges, thereon from April 30, 1989, at
 the rate of NINE AND ONE-HALF (9.5%) PER CENT PER ANNUM until paid and all
 sums expended by the Beneficiary pursuant to the terms and provisions of
 the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 16, 1990,
 at the hour of 10:10 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
ASPEN TITLE & ESCROW, INC., 600 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 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
 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 December 4, 1989.ASPEN TITLE & ESCROW, INC.BY 

Trustee

State of Oregon, County of Klamath ss:

I, the undersigned, certify that I am the attorney for the undersigned for the above named trustee and that
 the foregoing is a complete and exact copy of the original trustee's notice of sale.

Assistant Secretary ~~XXXXXX~~ for said Trustee

SERVE: _____

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
 of April A.D., 1990 at 3:54 o'clock P.M., and duly recorded in Vol. M90,
 of Mortgages on Page 6876.

Evelyn Biehn, County Clerk

FEE \$13.00

By Pauline Mullins