

ASPEN 34773

15632 AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE 0-353
STATE OF Washington County of King, ss: Vol. m90 Page 10634

I, MARY NEWCOMER, 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 WA 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
SAMMIE D. WALKER Certified Mail No.	3RD & GRANT STREET MERRILL, OR 97633
MERRY E. WALKER Certified Mail No.	3RD & GRANT STREET MERRILL, OR 97633
CASCADE CONTAINER CO. Certified Mail No.	131 POLK MERRILL, OR 97633
J.R. SIMPLIT CO. Certified Mail No.	c/o C.D. CORP. SYSTEM 800 PACIFIC BLDG PORTLAND, OR 97204
STATE OF OREGON, MOTOR Certified Mail No.	VEHICLES DIVISION ATT: MR. DAVID MOOMAN, ADMIN. 1905 LANA AVENUE N.E. SALEM, OR 97314 (0-353)

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.....
U.S. Trustee Corporation, 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... Kirkland, WA on Jan 31 FEBRUARY 1990. 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 31 day of FEBRUARY, 1990
Mary Newcomer
MARY A. BUCK
Notary Public for Washington My commission expires 12-9-91

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
Walker

Grantor

Coombs TO

successor Trustee

AFTER RECORDING RETURN TO
U.S. Trustee Corporation
12910 Totem Lake Blvd. NE
Suite 130
Kirkland, WA 98034
(206) 820-8000

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ TITLE
Deputy

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

OREGON
TRUSTEE'S NOTICE OF SALE

10635

TO: SAMMIE D. WALKER and MERRY E. WALKER

Reference is made to that certain deed of trust made by SAMMIE D. WALKER, as grantor, to FARMERS HOME ADMIN., USDA, ACTING THROUGH STATE DIRECTOR, FMHA, as trustee, in favor of USA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, USDA, as beneficiary, dated MAY 18, 1979, recorded MAY 18, 1979, in the mortgage records of KLAMATH, County, Oregon, in book/reel/ volume No. M79 at page 11468 (fee/file/instrument No. ---) covering the following described real property situated in said county and state, to wit:

LOT 5, BLOCK 2, HODGES ADDITION TO THE TOWN OF MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Unpaid Balance	71,290.39
Interest @9.5% from 01/29/82 to 01/18/90	53,972.82
ACCRUED INTEREST OWING	1,928.32
SUB-TOTAL OF AMOUNTS IN ARREARS:	127,191.54

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal \$ 71,290.39, together with interest as provided in the note or other instrument secured from the 29TH day of JANUARY, 1982 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Wherefore, notice is hereby given that the undersigned trustee will on JUNE 02, 1990, at the hour of 10:00 A M., o'clock, Standard Time, as established by ORS 187.110, at MAIN ST. ENTRANCE, KLAMATH COUNTY COURTHOUSE, 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.

-CONTINUED ON REVERSE-

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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, (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the 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.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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 performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED: JANUARY 18, 1990

CRAIG E. COOMBS OSBS #89396
(Successor Trustee)

BY: 

DIRECT INQUIRES TO:
MARY A. BUCK
(206) 820-8000

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SHERIFF'S RETURN OF SERVICE

0-353

STATE OF OREGON)
COUNTY OF KLAMATH)

COURT CASE NO
SHERIFF'S CASE NO 90 0322
DATE RECEIVED FOR SERVICE 1/29/90

I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
ADULT OCCUPANT 1

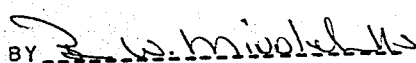
THE WITHIN:
TRUSTEE'S NOTICE OF SALE

ADULT OCCUPANT 1
WAS SERVED PERSONALLY AND IN PERSON AT
535 W 3RD MERRILL OR 97633
ON FEBRUARY 6, 1990 AT 8:30 AM

ALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.

CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGON

BY


MIDDLEBROOKS

AFTER RECORDING RETURN TO:

U.S. Trustee Corporation
12910 Totem Lake Blvd. NE
Suite 130
Kirkland, WA 98034
(206) 820-8000

SHERIFF'S RETURN OF SERVICE

0-353

STATE OF OREGON)
COUNTY OF KLAMATH)COURT CASE NO
SHERIFF'S CASE NO 90 0322
DATE RECEIVED FOR SERVICE 1/29/90I HEREBY CERTIFY THAT I RECEIVED FOR SERVICE ON
ADULT OCCUPANT 2THE WITHIN:
TRUSTEE'S NOTICE OF SALEADULT OCCUPANT 2
WAS SERVED PERSONALLY AND IN PERSON AT
535 W. 3RD MERRILL OR 97633
ON FEBRUARY 6, 1990 AT 8:30 AMALL SEARCH AND SERVICE WAS MADE WITHIN KLAMATH COUNTY,
STATE OF OREGON.CARL R. BURKHART, SHERIFF
KLAMATH COUNTY, OREGONBY *D. W. Middlebrooks*
MIDDLEBROOKS

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day
of June A.D., 19 90 at 4:22 o'clock P M., and duly recorded in Vol. M90,
of Mortgages on Page 10634.

FEE \$23.00

Evelyn Biehn County Clerk

By *D. W. Middlebrooks*

AFTER RECORDING RETURN TO:

MARY A. BUCK

U.S. Trustee Corporation
12910 Totem Lake Blvd. NE
Suite 130
Kirkland, WA 98034
(206) 820-8000