Vol.mg0 Page 11488

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K-41997

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Linn, ss:

I, Janelle K. Amberg, 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

Larry E. Hampson and Patricia L. Hampson

P. O. Box 425 Gilchrist, OR 97737

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 Michael F. McClain, 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 Albany, Oregon, on February 2, 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.

PAGE 1--AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or connercial entity.

11489

Subscribed and sworn to before me this \mathbb{T}^{th} day of June, 1990. $\mathbb{O} = \mathbb{C}^{\text{th}}$ My Commission Expires: 10/27/92

* 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.

An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

After Recording Return To

Freedom Federal Savings and Loan Association Attn: Janelle K. Amberg P. O. Box 1179 Albany, Oregon 97321

PAGE 2--AFFIDAVIT ON MAILING TRUSTEE'S NOTICE OF SALE

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Larry E. Hampson and Patricia L. Hampson, as grantor, to Klamath County Title Company, as trustee, in favor of Klamath County Title Company, as beneficiary, dated September 23, 1985, recorded September 30, 1985, in the Mortgage Records of Klamath County, Oregon in Volume M85, Page 15824, and as to which the beneficial interest was assigned to State Federal Savings and Loan Association by instrument recorded September 30, 1985, in Volume M85, Page 15829, and as to which the beneficial interest was further assigned to Federal National Mortgage Association by instrument recorded January 17, 1990, in Volume M90, Page 1139, and as to which Michael F. McClain was appointed Successor Trustee by instrument recorded January 17, 1990, in Volume M90, Page 1141, covering the following described real property situated in said county and state, to-wit:

Lot 4 of Crescent Heights, 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 trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly Principal, Interest, and Reserve Payment Die October 1, 1989, and All Such Payments Following: S

668.00

11490

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, towit:

Principal Balance:	\$ 47,192.60
Total Late Charge:	106.92
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WHEREFORE, notice hereby is given that the undersigned trustee will on June 19, 1990, at the hour of 3:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Courthouse, front entrance, 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 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 of his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby

PAGE 1--TRUSTEE'S NOTICE OF SALE

including a secured and the costs and expenses of sale, reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 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 dead, 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 Section 86.753 of Oregon Revised Statutes.

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.

MC CLAIN - TRUSTEE

11491

DATED: January 23, 1990

STATE OF OREGON)) 35. County of Linn)

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.

ATTORNEY FOR SAID TRUSTEE

SERVE:

PAGE 2---TRUSTEE'S NOT CE OF SALE

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON

County of

Ella Newton , being first duly sworn, depose and say: That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of <u>Deschutes</u> county, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

That on the 11 day of Feb , 198 90 after personal inspection, I found the following described real property to be unoccupied:

Lot 4 Crescent Heights

Klamath

Commonly described as: (street address) _____#4 Ozmar La

Crescent, Oregon

Ella newton

SUBSCRIBED AND SWORN to before me this 12 day of ______ day of ______

NOTARY PUBLIC FOR OREGON 2-11-92 My commission expires

February



11492

11493

I.C.P.F.

Affidavit of Publication

10.00

STATE OF OREGON,	
COUNTY OF KLAMATH	(COPY OF NOTICE TO BE PASTED HERE
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