

Aspen 3511

Vol m90 Page 16712

ON

19120

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

WASHINGTON  
STATE OF OREGON

County of King, ss:

I, David E. Fennell

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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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  
R. Mark Trelease  
Doris D. Trelease  
John P. Lester  
Jessie C. Buehler c/o William E. Duhaime  
James H. Buehler c/o William E. Duhaime  
J.R. Simplot Co. DEA Simplot Soilbuilders

ADDRESS  
4680 Peck Drive, Klamath Falls, Oregon 97603  
4680 Peck Drive, Klamath Falls, Oregon 97603  
243 Sequel Street, Klamath Falls, Oregon 97603  
201 W. Main, Medford, Oregon 97501  
201 W. Main, Medford, Oregon 97501  
c/o Michael C. Miller, 601 Main Street, Suite 210  
Klamath Falls, Oregon 97601  
1905 Lana Avenue N. E., Salem, Oregon 97314  
c/o Neal G. Buchanan, 601 Main Street, Suite 210  
Klamath Falls, Oregon 97601

Motor Vehicles Division, State of Oregon  
Rentco Division of Fruehauf Corp.

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.....  
David E. Fennell, 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 Seattle, Washington, on May 8, 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 corporations and any other legal or commercial entity.



subscribed and sworn to before me this 8th day of May, 1990

Notary Public for the State of Oregon  
My commission expires 4/9/91

AFFIDAVIT OF MAILING TRUSTEE'S  
NOTICE OF SALE

RE: Trust Deed from  
Trelease

Grantor

TO

Fennell

Trustee

AFTER RECORDING RETURN TO

Kim Roust  
ERSON THORGRIMSON SHIDLER GATES & ELLIS  
5400 Columbia Center, 701 5th Avenue  
Seattle, Washington 98104

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

STATE OF OREGON,  
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  
NAME Deputy

16713

ON

# AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON County of King, ss:

I, David E. Fennell, 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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

Mercedes Delia Lester  
Mel Kosta  
Neal G. Buchanan

PO Box 27, Project City, California 96079  
325 Main Street, Klamath Falls, Oregon 97601  
601 Main Street, Suite 210, Klamath Falls, Oregon 97601

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.....

David E. Fennell, 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 Seattle, Washington, ~~Oregon~~, on May 8, 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 before me this 8th day of May, 1990.  
Barbara J. Winn  
Notary Public for Oregon. My commission expires 7/1/92.  
Washington

\* More than one form of this affidavit may be used when the parties are numerous or when the mailing is done on more than one date.  
PUBLISHER'S NOTICE: A copy 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

Trelease

Grantor

TO

Fennell

Trustee

AFTER RECORDING RETURN TO  
Kim Roust  
PRESHION THORGRIMSON SHIDLER GATES & ELLIS  
5400 Columbia Center, 701 5th Avenue  
Seattle, Washington 98104

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

STATE OF OREGON,

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.

NAME

TITLE

By ..... Deputy

16714

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by R. Mark Trelease and Doris Dee Trelease, husband and wife, as grantor, to Klamath County Title company, as trustee, in favor of Jackson County Federal Savings and Loan Association, as beneficiary, dated November 10, 1986, recorded November 19, 1986, in the mortgage records of Klamath County, Oregon, in book 222/volume No. M66 at page 21105, SK ~~see for full description of property location~~ (indicate which), covering the following described real property situated in said county and state, to-wit:

See Exhibit A attached and incorporated herein

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: monthly payments of \$405.00 beginning 12-01-89 to 04-01-90; plus late charges of \$16.20 each month beginning 5-16-90; plus prior accrued late charges of \$81.00; plus escrow advances of \$31.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

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: \$36,524.44 with interest thereon at the rate of 9.50 percent per annum beginning 11-1-89 until paid; plus late charges of \$16.20 each month beginning 5-16-90 until paid; plus prior accrued late charges of \$81.00; plus escrow advances of \$31.50; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein. WHEREFORE, notice hereby is given that the undersigned trustee will on September 5, 1990, at the hour of 10:00 o'clock, AM, in accord with the standard of time established by ORS 187.110, at inside door to main lobby of the Klamath County Courthouse

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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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.

In construing this notice, 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 April 23, 1990

David E. Fernell  
David E. Fernell, 5400 Columbia Center, 701 5th Avenue  
Seattle, Washington 98104 (206) 623-7580

Trustee

State of Washington, County of \_\_\_\_\_ 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.

Attorney for said Trustee

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.

SERVE: \_\_\_\_\_

16715

## EXHIBIT A

PARCEL I: Lot 8 in Block 48 of BUENA VISTA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL II: A parcel of land situate in Lots 6 and 7, Block 48, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a 5/8" iron pin marking the most Southerly corner of Lot 6, Block 48, said BUENA VISTA ADDITION; thence North 57° 00' 00" West, 35.0 feet; thence North 50° 00' 00" West 47.0 feet; thence South 17° 43' 55" West, to an intersection with the Northerly line of Lot 8, Block 48, said BUENA VISTA ADDITION; thence South 64° 45' 58" East to the point of beginning.

Property Address: 243 Soquel Street, Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day  
of Aug. A.D., 19 90 at 3:20 o'clock P. M., and duly recorded in Vol. M90,  
of Mortgages on Page 16712.  
Evelyn Biehn County Clerk  
By Pauline Mueller

FEE \$23.00