

20127

ASPEN 34856  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. m90 Page 18454

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 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:

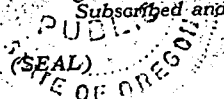
| NAME            | ADDRESS                            |
|-----------------|------------------------------------|
| Craig A. Thomas | P. O. Box 205<br>Midland, OR 97634 |

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 ~~xxxxxx~~ 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 May 1, 1990, 19     . 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 13th day of September, 19 90.



Debbie K. Bergener  
Notary 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

Craig A. Thomas

Grantor

TO

Aspen Title & Escrow, Inc.

Trustee

AFTER RECORDING RETURN TO

Aspen Title & Escrow, Inc.  
525 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      day of     , 19     , at      o'clock      M., and recorded in book/resl/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      NAME      TITLE Deputy

90 SEP 13 PM 3 48

18455

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by CRAIG A. THOMAS, as grantor, to \_\_\_\_\_, as trustee,

ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as beneficiary,

in favor of BURKETT M. JOHNSON, 19.88, in the mortgage records of  
dated September 16, 19.88, recorded September 16, 19.88, at page 15292 xxxxxx  
Klamath County, Oregon, in book/entry No. M-88

covering the following described real property situated in said county and state, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 installments of principal and interest due for the months of November, and December of 1989, and January, February, March, April and May of 1990 in the amounts of \$402.90 each; subsequent installments of like amounts; and 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:  
\$42,503.31, plus interest and late charges, thereon from October 28, 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 September 14, 19.90., at the hour of 10:00 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 525 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 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 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 April 27, 19.90.

ASPEN TITLE & ESCROW, INC.

BY: [Signature]

Trustee

ss: Assistant Secretary

State of Oregon, County of Klamath  
I, the undersigned, certify that I am the XXXXXX 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.

## PARCEL 1:

The West 1/2 of Government Lot 1 in Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## PARCEL 2:

A parcel of land situated in Government Lot 2, Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being further described as follows:

Beginning at a 5/8 inch iron pin, which is the East 1/16 corner on the South line of Section 17 and is the Southeast corner of Government Lot 2 as shown on the Plat of Survey #3588 filed with the Klamath County Surveyor; thence North 89 degrees 09' 35" West on the South line of said Section, 200.00 feet to a point; thence leaving the South line of said Section, North 02 degrees 24' 28" East a distance of 998.46 feet to a point on the North line of Government Lot 2; thence North 89 degrees 35' 20" East on the North line of Government Lot 2 a distance of 200.17 feet to a 5/8" iron pin at the Northeast corner of said lot; thence South 02 degrees 24' 28" West on the East line of said lot a distance of 1002.84 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 13th day  
of Sept. A.D., 19 90 at 3:48 o'clock P. M., and duly recorded in Vol. M90,  
of Mortgages on Page 18454.

FEE \$18.00

Evelyn Biehn County Clerk

By Pauline Mullendore