

ON

24441

ASPEN 04035431

Vol. 91 Page 369

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:

I, Sandra Handsaker

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:

Paula Ann Rudell

NAME

ADDRESS

P. O. Box 66
Klamath Falls, OR 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 Andrew A. Patterson, Assistant Secretary, 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 Klamath Falls, Oregon, on August 3, 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 3rd day of August, 1990.

(SEAL)

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

Paul Ann Rudell

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/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

**TRUSTEE'S NOTICE OF DEFAULT
AND ELECTION TO SELL AND OF SALE**

Reference is made to that Trust Deed wherein PAULA ANN RUDELL, An unmarried Woman

ASPEN TITLE & ESCROW, INC., An Oregon Corporation, is Grantor;
F. N. REALTY SERVICES, INC., A California Corporation, Trustee, is Trustee; and
recorded in Official/Microfilm Records, Vol. M-88 Page 9143, Klamath, is Beneficiary,
covering the following-described real property in Klamath County, Oregon,
County, Oregon:

Lot 43, Block 28, Tract No. 1113, OREGON SHORES UNIT NO. 2, in
the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CC TL 3200

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following:

Monthly installments of principal and interest due for the months of January,
February, March, April, May, June and July of 1990, in the amounts of \$104.98
each; subsequent installments of like amounts; subsequent amounts for assessments
due under the terms and provisions of the Note and Trust Deed.

The sum owing on the obligation secured by the trust deed is:

\$8,311.33 plus interest and late charges, thereon from December 15, 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
plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said
trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on December 17, 1990, at 10:05 o'clock A.m.
based on standard of time established by ORS 187.110 at ASPEN TITLE & ESCROW, INC.
525 Main Street, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated
by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together
with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to
five days before the date last set for sale.

Dated: July 31, 1990.

ASPEN TITLE & ESCROW, INC.
By Andrew Patterson, Trustee

STATE OF OREGON, County of Klamath

The foregoing was acknowledged before me on July 31, 1991 by Andrew A. Patterson, Assistant Secretary for Aspen Title & Escrow, Inc.

Andrew A. Patterson Notary Public for Oregon — My Commission Expires: 7/23, 1993

Certified to be a true copy:

Andrew Patterson
Assistant Secretary for Trustee

STATE OF OREGON, County of Klamath
Filed for record on July 31st, 1990 at 3:49 o'clock P.m.
and recorded in M90 page 15267 of mortgages.

Evelyn Biehn County Clerk by Pauline Mulholland, Deputy

Fee \$8.00
After recording return to:

ATC

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Jan. A.D. 1991 at 3:34 o'clock P.M., and duly recorded in Vol. M91
of Mortgages on Page 369.

FEE \$13.00

Evelyn Biehn County Clerk
By Pauline Mulholland