

90-10437

K-42683

OREGON
AFFIDAVIT OF MAILING NOTICE OF SALE

I, De L. Dishman, say and certify that:

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 the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

Lance R. Young
9307 Ben Kerns Rd.
Klamath Falls, OR 97601

Lance R. Young
2424 Union
Klamath Falls, OR 97601

Lance R. Young
P.O. Box 1144
Klamath Falls, OR 97601-0062

Annette M. Young
P.O. Box 55
Keno, OR 97627

Annette M. Young
9307 Ben Kearns Rd.
Klamath Falls, OR 97601

Annette M. Young
3112 Patterson St.
Klamath Falls, OR 97601

Annette M. Young
P.O. 1144
Klamath Falls, OR 97601-0062

Mel Kosta, Esq.
123 N. 4th Street
Klamath Falls, 97601-6320

Michael A. Grassmueck
Trustee
P.O. Box 1783
Medford, OR 97501-0140

Jan Perkins
Attorney at Law
325 Main St., Suite 206
Klamath Falls, OR 97601

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Kreisman, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on October 19, 1990. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

'91 FEB 21 AM 10 17

90-10437

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by LANCE R. YOUNG, a married man as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, an Oregon Corporation, as Trustee, in favor of BASIN LAND & HOME MORTGAGE, INC., an Oregon Corporation as Beneficiary, dated JUNE 14, 1989, recorded JUNE 22, 1989, in the mortgage records of KLAMATH County, Oregon, in Book No. M89 at Page 11243, covering the following described real property:

Lots 6 and 7, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Commonly known as: 9307 BEN KERNS RD, KLAMATH FALLS, OREGON 97601

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 in the sum of \$672.00 from October 1, 1989 until March 1, 1990 and monthly payments in the sum of \$739.53 from April 1, 1990, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

65,087.13, together with interest thereon at the rate of 10.000% per annum from September 1, 1989 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 20, 1991 at the hour of 10:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at 316 Main St. 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 has or had power to convey at the time of the execution of 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

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

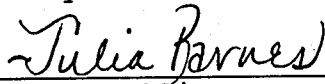


De L. Dishman

State of Oregon)
County of Multnomah)

On this 19th day of October, in the year 1990.,
before me the undersigned, a Notary Public in and for said County
and state, personally appeared De L. Dishman personally known to
me to be the person whose name is subscribed to this instrument
and acknowledged that he executed.

Witness my hand and official seal



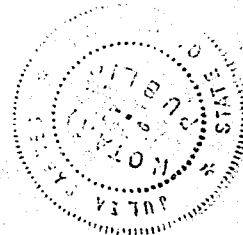
Notary Public

My Commission Expires 8/25/92

After Recording Return to:

Shapiro & Kreisman
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201
(503) 227-4566

Lender Loan #: 051501-5



SHERIFF'S RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 903655-01
Received for Service 10/17/90

I hereby certify that I received for service on
OCCUPANT

the within:

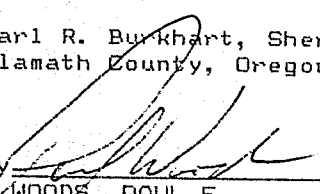
TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked []

ANETTE M YOUNG
was served personally and in person at
9307 BEN KERNS
KEND , OR on 10/18/90 at 21:30 hours.

All search and service was made within Klamath County,
State of Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
WOODS, PAUL E

Copy To:

CAPITOL
PO BOX 3225
PORTLAND

, INVESTIGATION C
OR 97208

IN THE _____ COURT OF THE STATE OF Oregon
 COUNTY OF _____ COURT CASE NO. _____

Basin Land & Home Mortgage, Inc.

vs

Lance R. Young

AFFIDAVIT/PROOF OF SERVICE

STATE OF OREGON)
) SS.
 County of Multnomah

I hereby certify that on the 18th day of October, 19 90, at the hour of 9:30PM
 I served Jane/John Doe OCCUPANT and Anette M. Young by:

Anette Personal Service (personally and in person)

Jane/John Substitute Service (by serving a person over the age of 14 years, who resides at the usual place of abode of the
 within named)

Office Service (by serving the person apparently in charge)

By posting (said residence)

A certified/true copy of:

Summons

Motion

Complaint

Petition

xxxx Other: Trustee's Notice of Sale

Writ of Garnishment

Order

Citation

Notice

Small Claims

Affidavit

Subpoena

Decree

Together with a copy of _____

To Anette Young At 9307 Ben Kerns Rd.
 Keno, OR 97601

NOT FOUND: I certify that I received the within document for service on the _____ day of _____, 19_____
 and after due and diligent search and inquiry, I have been unable to locate
 within the county of _____. Dated this _____ day of _____, 19_____.

ALL SEARCH AND SERVICE WAS MADE WITHIN THE COUNTY OF Klamath

I am a competent person over the age of 18, a resident of said State, not a party to nor an officer,
 director or employee of, nor attorney for any party, corporate or otherwise and knew that the person,
 firm or corporation served is the identical one named in the action.

Subscribed to and sworn to before me this
 23rd day of Oct., 19 90.

15/
 Capitol Investigation Company

Papers

Received From Shapiro & Kreisman
 4380 SW Macadam Ave., Ste 310
 Portland, OR 97201

Remit to: CIC	Service Fee	\$ 25.00
P.O. Box 3225	Mileage	\$.00
Portland, OR 97208	Rush/Emergency	\$.00
Date: 10/23/90	Incorrect Add.	\$.00
File No. 90-14191-M		\$
Client No. 90-10437	Amount Paid	\$.00
	TOTAL DUE	\$ 25.00

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 due (other than such portion of the principal as would not then be due has 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 obligations 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.

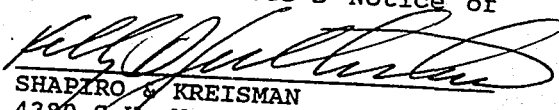
KELLY D. SUTHERLAND
Successor Trustee

Dated 10/11/92

By: 

State of Oregon, County of Multnomah ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale


SHAPIRO & KREISMAN
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201
(503) 227-4566

Lender Loan #: 051501-5

IN THE COURT STATE OF OREGON, COUNTY OF

Basin Land & Home Mortgage, Inc.

Plaintiff,

v.

Lance R. Young

Defendant(s).

NO.

NOTICE OF

SUBSTITUTE SERVICE

TO DEFENDANT(S): Jane/John Doe OCCUPANT

YOU ARE HEREBY NOTIFIED that service of TRUSTEE'S NOTICE OF SALE in the above cause was made upon you by SUBSTITUTE service at the address below, your usual place of abode.

DATE AND TIME OF SERVICE:

October 18th, 1990

9:30PM

TO WHOM THE DOCUMENTS

Anette Young

WERE DELIVERED:

9307 Ben Kerns Rd.

Keno, OR 97601

Capitol Investigation Co., LTD.

P.O. Box 3225

Portland, OR 97208

AFFIDAVIT OF MAILING

STATE OF OREGON

)

)ss

DATE: 10/23/90

County of Multnomah

)

I, THE UNDERSIGNED, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I CAUSED TO BE MAILED TO THE DEFENDANT(S) WHOSE NAME AND ADDRESS APPEARS BELOW, TRUE, EXACT AND COMPLETE COPIES OF THE FOREGOING NOTICE, AND OF THE TRUSTEE'S NOTICE OF SALE HEREIN REFERRED TO, BY CAUSING SAME TO BE DEPOSITED IN THE UNITED STATES MAILS AT Portland, OREGON, ON SAID DATE, ADDRESSED AS SHOWN, WHICH IS THE USUAL PLACE OF ABODE OF SAID DEFENDANT(S) BEING THE ADDRESS AT WHICH SUBSTITUTE SERVICE OF TRUSTEE'S NOTICE OF SALE THEREIN WAS HERETOFORE MADE UPON SAID DEFENDANT(S).

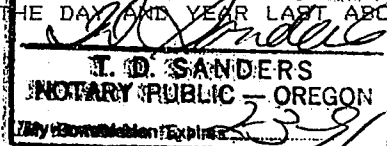
J. M. Smuck

Jane/John Doe OCCUPANT

9307 Ben Kerns Rd.

Keno, OR 97601

SUBSCRIBED AND SWORN TO BEFORE ME THE DAY AND YEAR LAST ABOVE WRITTEN:



Affidavit of Publication

3151

STATE OF OREGON,
COUNTY OF KLAMATH

I, Deanna Azevedo, Office Manager

being first duly sworn, depose and say that
I am the principal clerk of the publisher of
the Herald and News

a newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #2187

S&K#90-10437/LANCE YOUNG

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4 insertions) in the following issues:

NOVEMBER 21, 1990

NOVEMBER 28, 1990

DECEMBER 5, 1990

DECEMBER 12, 1990

Total Cost: \$247.52

Subscribed and sworn to before me this 12TH

day of DECEMBER 19 90

Notary Public of Oregon

My commission expires Jan 15 1994

RETURN: Shapiro & Kreisman
4380 SW Macadam Ave, Suite 310
STATE OF OREGON, Portland OR 97201
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 21st day of Feb. A.D., 19 91
at 10:17 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 3144

Evelyn Biehn County Clerk

By Deanna Azevedo

Deputy.

Fee, \$43.00

(C) TRUSTEES NOTICE OF SALE (RE)

A default has occurred under the terms of a trust deed made by LANCE R. YOUNG, a married man, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, an Oregon Corporation, as Trustee, in favor of BASIN LAND & HOME MORTGAGE, INC., an Oregon Corporation, as Beneficiary, dated JUNE 14, 1989, recorded JUNE 22, 1989, in the mortgage records of KLAMATH County, Oregon, in Book No. M89 at Page 11243, covering the following described real property:

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Monthly payments in the sum of \$672.00 from October 1, 1989 until March 1, 1990 and monthly payments in the sum of \$739.53 from April 1, 1990, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to wit: \$5,087.13, together with interest thereon at the rate of 10.000% per annum from September 1, 1989 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 20, 1991 at the hour of 10:00 o'clock A.M., in accord with the standard time established by ORS 87.110, at 316 Main St. 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 has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired therein, 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 due (other than such portion of the principal as would not then be due has 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 obligations 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 trustees and attorneys 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.

KELLY D. SUTHERLAND Successor Trustee

Dated 10/11/90

Lender Loan #: 051501-5

#2187 Nov. 21, 28, Dec. 5, 12, 1990