

ASPEN 36051

32275

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 91 / Page 14296

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 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

Margie A. Leach

4165 W. 163rd, Lawndale, CA 90260

Frances J. Bono

4165 W. 163rd, Lawndale, CA 90260

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, 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 March 26, 1991. 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 9th day of May, 1991.

(SEAL)

Charlotte Horez

Notary Public for Oregon. My commission expires 9-20-93

* 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

Margie A. Leach

Frances J. Bono

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

OT

ASPEN 36051

TRUSTEE'S NOTICE OF SALE

14297

Reference is made to that certain trust deed made by MARGIE A. LEACH, an unmarried woman
and FRANCES J. BONO, an unmarried woman, as grantor, to
ASPEN TITLE & ESCROW, INC., An Oregon Corporation, as trustee,
 in favor of F. N. Realty Services, Inc., A California Corporation, as beneficiary,
 dated April 1, 1988, recorded May 9, 1988, in the mortgage records of
Klamath County, Oregon, in book/Test Volume No. M-88 at page 7305,
 covering the following described real
 property situated in said county and state, to-wit:

Lot 13, Block 42, Tract No. 1184, OREGON SHORES UNIT #2, FIRST
 ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-18AA TL 7900

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 August, September, October, November and December of 1990, and January, February, March, and April of 1991 in the amounts of \$109.64 each; and subsequent installments of like amounts; 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:
 \$8344.31 plus interest and late charges, thereon from July 15, 1990, 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 provision of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 2, 1991, 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 March 25, 1991

ASPEN TITLE & ESCROW, INC.

BY: Andrew A. Patterson

Trustee

State of Oregon, County of Klamath, ss: Assistant Secretary

I, the undersigned, certify that I am the Assistant Secretary for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Andrew A. Patterson
 Assistant Secretary Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 23rd day
 of July A.D., 1991 at 11:00 o'clock A.M. and duly recorded in Vol. M91
 of Mortgages on Page 14296

Evelyn Biehn County Clerk

By Andrew A. Patterson

FEE \$13.00