

33502

**AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR, SUCCESSOR IN
INTEREST TO GRANTOR, OCCUPANT AND PERSON REQUESTING NOTICE**

STATE OF OREGON)
County of Klamath) ss:

I, Andrew C. Brandsness, being first duly sworn, depose, 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 registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

<u>NAME</u>	<u>ADDRESS</u>
Frank R. Mazzeo and Patricia A. Mazzeo	2621 HWY 101 S Coos Bay, Ore. 97420
David Schmidt (occupant)	P.O. Box 204 Beatty, Ore. 97621
Rhys and Tod Davies	P.O. Box 3428 Ashland, Ore. 97520

I further gave notice to Frank R. and Patricia A. Mazzeo by personal service of the Trustee's Notice of Sale upon them by the sheriff of Coos County, Oregon on May 8, 1991. Trustee's Notice of Sale was served personally on David Schmidt, occupant of the property by the Klamath County sheriff's office on April 25, 1991.

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, the occupant of the property, and any person requesting notice as provided in ORS 86.785.

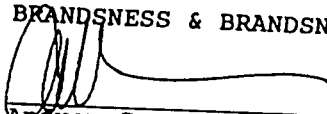
Each such notice, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on April 22, (Mazzeo and Schmidt) and April 23, (Davies) 1991. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

Ret.
BRANDNESS & BRANDNESS, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, Ore.
Phone 503/882-6616

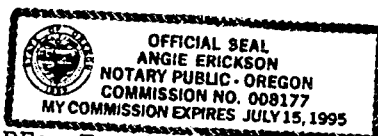
1. **AFFIDAVIT OF MAILING NOTICE OF SALE**
HUCKJE02.004

ck
18.00

BRANDSNESS & BRANDSNESS, P.C.


 Andrew C. Brandsness
 Attorney for trustee

1991. SUBSCRIBED and sworn to before me this 18 day of August,



 Notary Public for Oregon
 My Commission expires: 7-15-95

RE: Trust Deed from Frank R. Mazzeo and Patricia A. Mazzeo,
 Grantors, to Klamath County Title Company, Trustee.

STATE OF OREGON)
) ss:
 County of Klamath)

I certify that the within instrument was received for record
 on the _____ day of August, 1991, at _____ o'clock _____ M., and
 recorded in volume No. _____ on page _____ or as instrument No.
 _____, Record of Mortgages of said County
 WITNESS my hand and seal of County affixed.

Title _____

By _____ Deputy _____

RECEIVED

AUG 6 1991

Affidavit of Publication

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 #2853

TRUSTEE'S NOTICE OF SALE

MAZZEO

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:

7-10, 17, 24, 31, 1991

Total Cost: \$285.60

Subscribed and sworn to before me this 31ST

day of JULY 19 91

Deanna Azevedo
Notary Public for Oregon

My commission expires 19 91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness, Brandsness the 20th day
of Aug. A.D., 19 91 at 11:52 o'clock A.M., and duly recorded in Vol. M91
of Mortgages on Page 16587

FEE \$18.00

Evelyn Biehn County Clerk

By Deanna Azevedo

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust Deed made, executed and delivered by Frank Richard Mazzeo and Patricia Ann Mazzeo, as Grantors to Klamath County Title Company, as Trustee, William P. Brandsness Successor Trustee by instrument dated September 13, 1991, to secure certain obligations in favor of Jerry E. Hucks and Barbara D. Hucks as Beneficiaries dated December 29, 1987 and April 29, 1990 in the Mortgage Records of Klamath County, Oregon, Reel M87, Page 23115, and Reel M90, Page 10136, respectively, covering the following described real property located in Klamath County, Oregon, to wit:

The East 165 feet of the NW 1/4 NW 1/4, and the W 1/2 of the NE 1/4 NW 1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.
Together with: A parcel of land situated in the NW 1/4 NW 1/4 of Section 20, Township 36 South, Range 13 E. W. M., Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the Southern right of way line of Highway 140 from which the Northwest corner of said Section 20 bears N. 71°27'32" W. 1228.33 feet, thence S. 00°29'31" W. parallel with and 165 feet West, when measured at right angles, of the East line of said NW 1/4 NW 1/4, 525.00 feet to a 5/8" iron pin, thence West 148 feet to a 5/8" iron pin, thence N. 00°29'31" E. 383.06 feet more or less, to a point on said Southern right of way line, thence Northeasterly on said Southern right of way line on a curve to the right, 206 feet more or less to the point of beginning containing 1.04 acres.

Both the beneficiary and the Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deeds and to foreclose said Trust Deeds by advertisement and sale.

The default for which the foreclosure is made is Grantor's failure to pay the monthly installments owing on said obligation, for November 29, 1989 and each monthly installment thereafter in the sum of \$412.77 which sums are now past due, owing and delinquent.

By reason of said default, Beneficiaries have declared the entire balance of all obligations secured by said Trust Deeds, together with the interest thereon, immediately due, owing and payable; said sums being the following:

Principal	\$45,801.69
Interest	\$5,237.06
Insurance	\$298.90
Total	\$51,337.65

NOTICE is hereby given that the undersigned Trustee will sell on September 6, 1991, at the hour of 10:00 A.M., standard time, as established by Section 187.110, sell at public auction on the front steps of the Klamath County Courthouse to the highest bidder for cash, the interest in said described real property, which the Grantors had or had power to convey at the time of execution of the said Trust Deeds, together with any interest which the Grantor 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 Section 66.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount due, other than such portions of said principal as would not then be due had no default occurred, together with costs, Trustee's and attorney's fees, at any time prior to five (5) days before the date set for said sale.

In construing this Notice, and whenever the context hereof so requires, 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 Deeds, and their successors in interest; the word "Trustee" includes any successor trustee and the word "beneficiary" includes any successor interest of the beneficiary named in the Trust Deeds.

DATED this 19th day of April, 1991

William P. Brandsness

Successor Trustee

411 Pine Street

Klamath Falls, Ore. 97601

(503) 862-6016

#2652 July 10 11 24 31 1991