

OC

37086

Vol. m91 Page 23391

ASPEN 04036560  
TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

} ss.

I, Andrew A. Patterson, Assistant Secretary for Aspen Title & Escrow, Inc.,  
being first duly sworn, depose, say and certify that:

I am the JOSE ARDEN M. MANALO, A Single Man trustee in that certain trust deed executed and delivered by  
to ASPEN TITLE & ESCROW, INC., A California Corporation as grantor  
in which F. N. REALTY SERVICES, INC., A California Corporation, Trustee as trustee,  
is beneficiary, recorded on December 20, 1988, in the mortgage records of Klamath  
County, Oregon, in book/reel volume No. M-88, at page 21617, ~~by which the instrument is recorded~~  
~~and the following described real property situated in said county:~~

Lot 37, Block 32, Tract 1184, OREGON SHORES UNIT 2, FIRST  
ADDITION, to the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CA TL 1800

I hereby certify that on June 28, 1991, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor-trustee to the trustee named in the trust deed  
first mentioned above.

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

Subscribed and sworn to before me June 28, 1991.

Sandra Schneider  
Notary Public for Oregon

My commission expires 7/23/93

TRUSTEE'S AFFIDAVIT  
AS TO NON-OCCUPANCY

RE: Trust Deed from  
Jose Arden M. Manalo

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 COUNTIES  
WHERE USED.)

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 7th day  
of Nov., 19 91,  
at 9:57 o'clock A. M., and recorded  
in book/reel/volume No. M91 on  
page 23391 or as fee/file/instru-  
ment/microfilm/reception No. 37086.  
Record of Mortgages of said County.

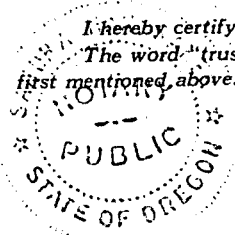
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Carolene M. Mullender Deputy

Fee \$8.00

201 NOV 7 AM 9 57



OT

ASPEN 04036560  
TRUSTEE'S NOTICE OF SALE

23390

Reference is made to that certain trust deed made by JOSE ARDEN M. MANALO, A Single Man

as grantor, to  
ASPEN TITLE & ESCROW, INC., A California Corporation as trustee,  
 in favor of F. N. REALTY SERVICES, INC., A California Corporation, Trustee as beneficiary,  
 dated July 23, 1988, recorded December 20, 1988, in the mortgage records of  
Klamath County, Oregon, in book 1667, pages No. M-88 at page 21617, or  
 as the instrument, instrument, or portion thereof, covering the following described real  
 property situated in said county and state, to-wit:

Lot 37, Block 32, Tract 1184, OREGON SHORES UNIT 2, FIRST  
 ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CA TL 1800

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 de-  
 fault 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 June, July, August,  
 September, October, November and December of 1990, and January, February, March, April,  
 May and June of 1991 in the amounts of \$130.24 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:  
 \$8,974.02 plus interest and late charges, thereon from May 20, 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 provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 8, 1991,  
 at the hour of 10:10 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 rendering the per-  
 formance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-  
 ance 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 obli-  
 gation, 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 June 28, 1991, ASPEN TITLE & ESCROW, INC.

BY

Trustee

State of Oregon, County of Klamath ss: Assistant Secretary

I, the undersigned, certify that I am the undersigned 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day  
 of Nov. A.D. 1991 at 9:57 o'clock A.M. and duly recorded in Vol. M91  
 of Mortgages on Page 23389.

FEE \$13.00

Evelyn Biehn - County Clerk

By

Randy Mullendore