

K-43473

STATE OF OREGON            )  
                              ) ss. AFFIDAVIT OF MAILING  
County of Lane            )

I, David B. Cook, being first duly sworn, depose and say:

On September 23, 1991, I deposited in the United States mail, postage prepaid, by first-class and certified mail, return receipt requested no. P 779 350 750, true copies of the attached Amended Trustee's Notice of Sale in an envelope addressed at her last known address as set forth:

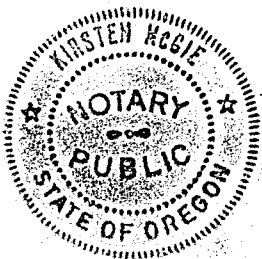
Velma Juaneta Worthington  
PO Box 682  
Gilchrist, OR 97737

DATED this 3rd day of October, 1991.

CASS, SCOTT, WOODS & SMITH

By David B. Cook  
DAVID B. COOK, OSB #90235

SUBSCRIBED AND SWORN to before me this 3rd day of October, 1991.



Kirsten McGhie  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 2-23-94

102 JAN 13 CH 11 52

OK

## Amended TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Velma Juaneta Worthington

Western Pioneer Title Co., as grantor, to  
Bennie J. Schultz and Jean Schultz, as trustee,  
 in favor of Bennie J. Schultz and Jean Schultz, as beneficiary,  
 dated February 19, 1988, recorded March 8, 1988, in the mortgage records of  
Klamath County, Oregon, in Book/leaf/volume No. M88 at page 3233,  
 fee/the instrument/microfilm/reception No. XXXXXXXXXXXXXXXXXXXX (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

See attached Exhibit A

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:

Principal: \$744.47

Interest: \$427.11

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:

\$11,287.45

WHEREFORE, notice hereby is given that the undersigned trustee will on February 3, 1992,  
 at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at  
front entrance of the Klamath County courthouse

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 to be due had no default  
 occurred) and by curing any other default complained of herein that is capable of being cured by tendering 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.

CASS, SCOTT, WOODS &amp; SMITH

DATED September 23, 1991David B. Cook  
DAVID B. COOK, OSB #90235

Trustee

State of Oregon, County of Lane ss:

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

David B. Cook  
 Attorney for said Trustee

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.

SERVE: Velma Juaneta WorthingtonPO Box 682Gilchrist, OR 97737

## EXHIBIT A

The following described real property situate in Klamath County, Oregon:

PARCEL 1: A tract of land situate in SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Section 30, Township 24 South Range 9; East of the Willamette Meridian, Klamath County, Oregon.

Commencing at a point on the Westerly edge of the Highway #97 right of way 856.6 feet more or less East of the N.W. Corner of Section 31, Township 24 South, Range 9 E. W. M., thence in a Northerly direction along the Westerly edge of said highway right of way, 70 feet to the true point of beginning; thence in a westerly direction at right angles to said Highway, 240 feet; thence in a southerly direction, parallel with said highway, 107 feet; thence in a Westerly direction, at right angles to said highway, 100 feet; thence in a Northerly direction, parallel with said highway, 157 feet; thence in an Easterly direction at right angles to said highway to the Westerly edge of said highway; thence Southerly along the Westerly edge of said Highway, 50 feet to the true point of beginning.

PARCEL 2: A tract of land situate in SW $\frac{1}{4}$ SW $\frac{1}{4}$ , in Section 30, and tract of land situate in NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 31, Township 24 South Range 9, East of the Willamette Meridian, Klamath County, Oregon;

Beginning at the Southwest corner of Section 30, thence E. 520 feet and 3 inches to the point of beginning; thence Northerly 50 feet; thence Easterly 100 feet to the section line between Sections 30 and 31; thence Southerly 50 feet; thence Westerly 100 feet to Section line and place of beginning. Said tract parallels Highway 97 on the East and West.

ALSO, Beginning at a point 877.6 feet East of the Northwest corner of Section 31; thence in a Southwesterly direction along the West side of the right-of way of highway 97, 105 feet; thence Northwesterly at right angles to said highway 120 feet to the point of beginning; thence Southerly parallel with said highway 50 feet; thence Northwesterly at right angles to said highway 100 feet; thence Northerly parallel with said Highway 50 feet; thence Easterly at right angles 100 feet to point of beginning.

Return to: Cass, Scott, Woods  
101 E. Broadway, #200  
Eugene, Or 97401-3151

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of Jan. A.D., 19 92 at 11:52 o'clock A M., and duly recorded in Vol. M92, of Mortgages on Page 1097.

FEE \$18.00

Evelyn Biehn - County Clerk  
By Paulene Mueller