

40712

ASPEN 37593

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)
) ss.
County of Multnomah)

I, the undersigned, being sworn, say:

I am an employee of the Successor Trustee ("Trustee") in the Trust Deed described in the attached Trustee's Notice of Sale.

At all times mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of eighteen (18) years and not the Beneficiary, or the Beneficiary's successor in interest, named in the Notice of Sale given under the terms of the Trust Deed described in the Notice.

I gave notice of the sale of the real property described in the Notice of Sale by mailing a copy of the Notice by both First Class and Certified Mail, Return Receipt Requested, to the following named person or Persons (or legal representatives, where so indicated) at the last known address, to-wit:

Name	Address
Edwin R. Turner	P.O. Box 918 Chiloquin, Oregon 97624

The person(s) include(s) (a) Grantor(s) in the Trust Deed, (b) each successor in interest to Grantor(s) whose interest(s) appear(s) of record or of whose interest(s) the Trustee or the Beneficiary has actual notice, (c) each 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) each person requesting notice under ORS 86.740(1)(d) and ORS 86.785.

Each Notice mailed was certified to be a true copy of the original Trustee's Notice of sale by a duly authorized person on behalf of Oregon Title Insurance Company, Successor Trustee. Each such copy was contained in a sealed envelope, with postage fully prepaid, and was deposited by me in the United States post office at Portland, Oregon, on October 4, 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 the Notices was mailed after the Notice of Default and Election to Sell described in the Trustee's Notice of Sale was recorded.

DATED this 4th day of October 1991

Oregon Title Insurance Company, Successor Trustee

By Crystal Costa

SUBSCRIBED AND SWORN to before me this 4th day of October, 1991

Doreen P. Sedlack
NOTARY PUBLIC FOR OREGON

My Commission Expires: 11-16-91

AFTER RECORDING RETURN TO:

Oregon Title Insurance Co.
Trustee's Sale Foreclosure Dept.
1515 SW 5th Ave. Suite 840
Portland, OR 97201

STATE OF OREGON, COUNTY OF MULTNOMAH)ss.

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made; that I am not the beneficiary or trustee named in the original Trustee's Notice of Sale attached hereto, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary or trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, as follows:

PERSON SERVICE UPON INDIVIDUAL(S)

Upon ALTA LUCE, OCCUPANT, by delivering such true copy to him/her, personally and in person, at 417 3RD AV, CHILOQUIN, on OCTOBER 12, 1991, at 4:30 o'clock P.M.

Upon _____, by delivering such true copy to him/her, personally and in person, at _____, on _____, 19____, at _____ o'clock _____.M.

SUBSTITUTED SERVICE UPON INDIVIDUAL(S)

Upon _____, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: _____, to _____, who is a person over the age of 14 years and a member of the household of the person served on _____, 19____, at _____ o'clock _____.M.

OFFICE SERVICE UPON INDIVIDUAL(S)

Upon _____, at the office which he/she maintains for the conduct of business at _____, by leaving such true copy with _____, the person who is apparently in charge, on _____, 19____, during normal working hours, at to-wit: _____ o'clock, _____.M.

SERVICE ON CORPORATIONS, LIMITED PARTNERSHIPS OR UNINCORPORATED ASSOCIATIONS SUBJECT TO SUIT UNDER A COMMON NAME

Upon _____, by
(Name of Corporation, Limited Partnership, etc.)

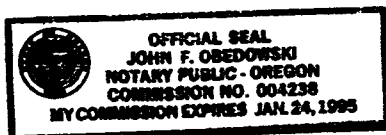
(a) delivering such true copy, personally and in person, to _____ who is /the
* _____ thereof; OR

(b) leaving such true copy with _____, the person who is apparently in charge
of the office of _____, who is a/the * _____
_____ thereof;

*Specify registered agent, officer (by title), director, general partner, managing agent.

at _____, on _____, 19____, _____ o'clock _____.M.

EACH OF THE PERSONS, FIRMS AND CORPORATIONS SERVED BY ME IS THE IDENTICAL PERSON, FIRM OR CORPORATION NAMED IN THE TRUSTEE'S INSTRUCTIONS TO ME IN CONNECTION HERewith.



Subscribed and sworn to before me this 10-14, 1991.

John F. Obedowski
Notary Public for OREGON

My commission expires: 1-24-95

TRUSTEE'S NOTICE OF SALE

This notice of sale is given pursuant to ORS 86.735:

- 1) **PARTIES:**

GRANTOR: Edwin R. Turner
ORIGINAL TRUSTEE: Farmers Home Administration, United States Department of Agriculture, acting through the State Director of Farmers Home Administration
ORIGINAL BENEFICIARY: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
- 2) **DESCRIPTION OF PROPERTY COVERED BY THE TRUST DEED:**

Lot 26 and the South 30 feet of Lot 27, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The real property is known as: 417 Third Avenue
Chiloquin, Oregon

Tax account number(s): 3507 003AB 00700
- 3) **RECORDING:** The Trust Deed was recorded on November 11, 1989, Volume N89, Page 21352, Official Mortgage records in the clerk's office of Klamath County, Oregon.
- 4) **DEFAULT FOR WHICH FORECLOSURE IS MADE:** Grantor is in default and Beneficiary seeks to foreclose the Trust Deed for failure to pay 7 installments of \$248.00 each, as of September 20, 1991, and failure to pay each monthly payment due afterwards.
- 5) **SUM OWING ON OBLIGATION SECURED BY TRUST DEED:** Beneficiary has declared all amounts owing on the obligation secured by the Trust Deed immediately due and payable. The sum owing on the obligation secured by the Trust Deed is \$31,833.65, as of September 20, 1991, plus, from that date until paid, accrued and accruing interest at the rate of 8.75 percent per year, plus any late charges, foreclosure costs, trustee fees, attorney fees, sums required for protection of the property and additional sums secured by the Trust Deed.
- 6) **ELECTION TO SELL:** Take notice that Beneficiary and Trustee have elected to sell the property to satisfy the obligations secured by the Trust Deed and to satisfy the expenses of the sale, including the compensations of the Trustee as provided by law and reasonable attorney's fees, pursuant to ORS 86.705 to 86.795.
- 7) **SALE:** The sale shall be held:

On the Date: February 20, 1992
At the Time: 9:30 a.m. in accordance with the standard of time established by ORS 187.110.
At the Place: Main entrance of the Klamath County Courthouse
Klamath Falls, Oregon

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- 8) **RIGHT TO DISMISSAL AND REINSTATEMENT:** Take notice that any person named in ORS 86.753 has the right, at any time prior to five (5) 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, or the Beneficiary's successor in interest, 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 of the Trust Deed that is capable of being cured, by tendering the performance required under the obligation or Trust Deed, and in addition to paying the 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 ORS 86.753.

DATED this 30th day of September 1991

Oregon Title Insurance Company, Successor Trustee

By C. Cleveland Abbe
C. Cleveland Abbe
Senior Vice-President

STATE OF OREGON

County of Multnomah

)
) ss.
)

I certify that I am an employee of Oregon Title Insurance Company, Successor Trustee and that this is a complete and exact copy of the original Trustee's Notice of Sale.

For Oregon Title Insurance Company

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of Feb. A.D., 19 92 at 3:17 o'clock P.M., and duly recorded in Vol. M92
of Mortgages on Page 2513

FEE \$30.00

Evelyn Biehn, County Clerk

By Pauline Mulender