

1992 AUG 3 10 33

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Vol. m92 Page 17154

Aspen 38166

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
Harold B. Miles	P.O. Box 244 Bonanza, OR 97623
Nancy M. Miles	P.O. Box 244 Bonanza, OR 97623

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 March 25, 1992. 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.

AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE PAGE 1

OTIC ORDER NUMBER a:700193

After Recording Return To:
Oregon Title Ins Company
1515 S.W. Fifth Ave
Portland, OR 97201

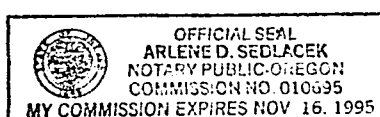
17155

DATED this 9th day of April 1992

Oregon Title Insurance Company, Successor Trustee

By *[Signature]*

SUBSCRIBED AND SWORN to before me this 27th day of July, 1992



Arlene D. Sedlacek
NOTARY PUBLIC FOR OREGON

My Commission Expires: _____

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

)
) ss.
)

17156

COUNTY OF MULTNOMAH

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 HAROLD B. MILES, by delivering such true copy to him/her, personally and in person, at BONANZA, OR, on MARCH 31, 19 92 at 6:56 o'clock P.m.

Upon NANCY M. MILES, by delivering such true copy to him/her, personally and in person, at BONANZA, OR, on MARCH 31, 19 92 at 6:56 o'clock P.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_____, at _____ o'clock ____m., during normal working hours, to-wit, at: _____ 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;

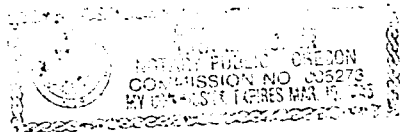
(* Specify registered agent, officer (by title), director, general partner, managing agent.)

at _____, on _____, 19_____, at _____ 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.

By: William B. Miles

Subscribed and sworn to before me this 3rd day of March, 1992



Tina M. Fisher
Notary Public for OREGON

My commission expires: 3-10-95

TRUSTEE'S NOTICE OF SALE

This notice of sale is given pursuant to ORS 86.735:

- 1) **PARTIES:**

GRANTOR:	Harold B. Miles and Nancy M. Miles
ORIGINAL TRUSTEE:	Farmers Homes Administration, United States Department of Agriculture, acting through the State Director of the Farmers Homes Administration for the State of Oregon
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:**
 Lots 9 and 10, Block 72, BOWNE ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

- 3) **RECORDING:** The Trust Deed was recorded on May 21, 1984, Book M-84, Page 8376, 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 8 monthly payments of \$583.00 each as of February 19, 1992, and failure to pay each monthly payment due afterwards, plus failure to pay real property taxes when due.

- 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 \$42,305.06, as of February 19, 1992, plus, from that date until paid, accrued and accruing interest at the rate of 11.875 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:	July 31, 1992
At the Time:	9:30 a.m. in accordance with the standard of time established by ORS 187.110.
At the Place:	Front Entrance of the Klamath County Courthouse

- 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.

17158

DATED this 10th day of March 1992

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

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Sarah Parsons, 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 #4561

TRUSTEE'S NOTICE OF SALE

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:

JUNE 12, 19, 26, 1992

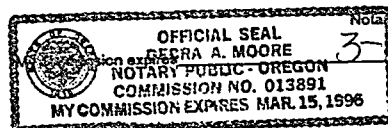
JULY 3, 1992

Total Cost: \$323.40

Sarah L. Parsons

Subscribed and sworn to before me this 3RD

day of JULY 19 92



TRUSTEE'S NOTICE OF SALE

This notice of sale is given pursuant to
ORS 86.735:

PARTIES: GRANTOR: Harold B. Miles
and Nancy M. Miles. ORIGINAL

TRUSTEE: Farmers Homes Ad-

ministration, United States Department

of Agriculture, acting through the State

Director of the Farmers Homes Ad-

ministration for the State of Oregon

ORIGINAL BENEFICIARY: United

States of America, acting through the

Farmers Home Administration, United

States Department of Agriculture

DESCRIPTION OF PROPERTY:

COVERED BY THE TRUST DEED: Lots

9 and 10, Block 72, BOWNE ADDITION

TO BONANZA, in the County of Klamath,

State of Oregon.

RECORDING: The Trust Deed was re-

corded on May 21, 1984, Book M-84, Page

8376, Official Mortgage records in the

clerk's office of Klamath County, Oregon.

DEFAULT FOR WHICH

FORECLOSURE IS MADE: Grantor is in

default and Beneficiary seeks to foreclose

the Trust Deed for failure to pay 8

monthly payments of \$583.00 each as of

February 19, 1992, and failure to pay each

monthly payment due afterwards, plus

failure to pay real property taxes when

due.

SUM OWING ON OBLIGATION

SECURED BY TRUST DEED:

Beneficiary has declared all amounts ow-

ing on the obligation secured by the Trust

Deed immediately due and payable. The

sum owing on the obligation secured by

the Trust Deed is \$42,305.06, as of Febru-

ary 19, 1992, plus, from that date until

paid, accrued and accruing interest at the

rate of 11.875 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.

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.

SALE: The sale shall be held: On the

Date: July 31, 1992. At the Time: 9:30

a.m. in accordance with the standard of

time established by ORS 187.110. At the

Place: Front Entrance of the Klamath

County Courthouse.

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 dis-

missed 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 tender-

ing the performance required under the

obligation or Trust Deed, and in addition

to paying the sums or tendering the per-

formance 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.

Oregon Title Insurance Company,

Successor Trustee

By C. Cleveland Apple,

Senior Vice President

#4561 June 12, 19, 26, July 3, 1992

17160

NON-OCCUPANCY AFFIDAVIT

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

I, WILLIAM B. MCKINNIS, being first duly sworn, depose, say and certify that:

This affidavit is made in connection with a foreclosure by advertisement and sale under that certain trust deed made by Harold B. Miles and Nancy M. Miles, grantor, to Farmers Homes Administration, United States Department of Agriculture, acting through the State Director of the Farmers Homes Administration for the State of Oregon, trustee, in favor of United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, beneficiary, dated May 21, 1984 and recorded May 21, 1984, in the Mortgage Records of Klamath County, Oregon, Book M-84, Page 8376, covering the following described real property situated in said county:

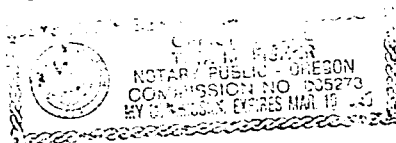
Lots 9 and 10, Block 72, BOWNE ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

I hereby certify that I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of KLAMATH County, State of OREGON, and that on MARCH 31 1992, after personal inspection, the above described real property was found to be unoccupied.

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

By William B. McKinnis

SUBSCRIBED AND SWORN to before me this 3rd day of March, 1992



Tina M. Fisher
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3-10-95

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 KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 3rd day of Aug. A.D., 19 92 at 10:33 o'clock A.M., and duly recorded in Vol. M92 of Mortgages on Page 17154.

Evelyn Biehn - County Clerk

By William B. McKinnis

FEE \$40.00