

K-44010

## AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

I, Richard T. Anderson, Jr., being first duly sworn, depose and say:

I am a resident of the State of Oregon, a competent person over the age of eighteen years and not the Beneficiary, or Beneficiary's successor in interest, named in the attached Trustee's Notice of Sale.

I mailed a true copy of the attached Trustee's Notice of Sale by both first class and certified mail with return receipt requested, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known address, to-wit:

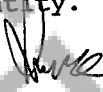
NAME	ADDRESS
Sandra Deason	HC 32 Box 150 Gilchrist, OR 97737
Ron Deason	HC 61 Box 41 La Pine, OR 97739
Debbie Jaderney	150 Collar Drive La Pine, OR 97739
Asset Recovery Group, Inc.	Michael G. Schindler, RA 4520 SE Belmont #280 PO Box 14188 Portland, OR 97214
The Credit Bureau Incorporated of Georgia, nka Equifax Credit Information Services, Inc.	c/o C.T. Corporation Systems, R.A. 800 Pacific Bldg Portland, OR 97204
C B I Collections, abn	c/o Equifax Credit Information Services, Inc., p.o.i. 1600 Peachtree Street NW Atlanta, GA 30309
Internal Revenue Service Chief Special Procedures Section	District Director of Internal Revenue Attn: Lloyd Neal PO Box 3550 Portland, OR 97208

After recording return to: Greene & Markley, P.C. Attn: Lisa A. Dawes  
1515 SW 5th Ave., Suite 600 Portland, OR 97201

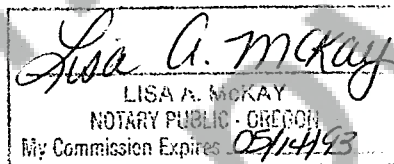
Each copy was contained in a sealed envelope, with postage prepaid, and was deposited in the United States post office at Portland, Oregon, on April 28, 1992. Each of the notices was mailed after the Notice of Default and Election to Sell was recorded.

The above-named include (a) the Grantor in the Trust Deed, (b) any successor in interest to the Grantor whose interest appears of record or of whose interest the Trustee or the Beneficiary has actual notice, (c) any 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) any person requesting notice, as required by ORS 86.785.

As used herein, the singular includes the plural, Trustee includes Successor Trustee, and person includes corporation and any other legal or commercial entity.

  
Richard T. Anderson, Jr.

Subscribed and sworn before me this 28th day of April, 1992.



**AFTER RECORDING RETURN TO:**

GREENE & MARKLEY, P.C.  
Attn. Lisa A. Dawes  
1515 SW 5th Ave., Suite 600  
Portland, Oregon 97201

**TRUSTEE'S NOTICE OF SALE**

The trust deed to be foreclosed pursuant to Oregon law is referred to as follows (the "Trust Deed"):

Grantor: George L. Deason and Charlotte A. Deason, husband and wife  
Trustee: Pioneer National Title Insurance Co.  
Beneficiary: United Finance Co.  
Date: February 7, 1980  
Recording Date: February 11, 1980  
Recording Reference: Book Number M80 at Page 2657, at Fee/Reel Number 80509  
County of Recording: Klamath

The Trust Deed covers the following described real property situated in the County of Klamath, State of Oregon, ("the Property"):

Lots 3, 4 and 5, in Block 23, THIRD ADDITION TO RIVER PINE ESTATES, County of Klamath, State of Oregon.

The default for which foreclosure is permitted is the Grantor's failure to pay when due the following sums:

Balloon payment of \$1135.10 due on April 12, 1990 together with interest thereon at the rate of 19.50 percent per annum from December 4, 1991, until paid; real property taxes for the years of 1990-91, 1991-92, plus interest and penalties.

By reason of the default, the Beneficiary has declared all sums owing on the obligation secured by the Trust Deed immediately due and payable as follows:

Balloon payment of \$1,135.10 due on April 12, 1990 together with interest thereon at the rate of 19.50 percent per annum from December 4, 1991, until paid, together with Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the Beneficiary pursuant to the Trust Deed.

**NOTICE**

The Trustee will on September 21, 1992, at the hour of 11:00 a.m., at Klamath County Courthouse, 316 Main Street, Front Entrance 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 Property which the Grantor had or had power to convey at the time of the execution by Grantor of the Trust Deed, together with any interest which the Grantor acquired after the execution of the Trust Deed, to satisfy the debt thereby secured and the costs and expenses of sale, including a reasonable charge by the Trustee.

NOTICE OF RIGHT TO CURE

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 doing all of the following:


1. Paying the Beneficiary the entire amount then due (other than such portion of the principal as would not then be due had no default occurred);

2. Curing any other default complained of herein that is capable of being cured by tendering the performance required under the debt or Trust Deed; and

3. Paying all costs and expenses actually incurred in enforcing the debt and Trust Deed, together with Trustee's and attorney fees not exceeding the amounts provided by 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 obligation, the performance of which is secured by the Trust Deed, and the words "Trustee" and "Beneficiary" include their respective successors in interest, if any.

DATED April 27, 1992.

  
\_\_\_\_\_  
Richard T. Anderson, Jr.  
Successor Trustee

1515 SW 5th Ave., Suite 600  
Portland, OR 97201  
(503) 295-2668

STATE OF OREGON                    )  
  ) ss.  
County of Multnomah            )

I, the undersigned, certify that I am one of the attorneys for the above named Successor Trustee and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

\_\_\_\_\_  
Attorney for the Trustee



KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon           )  
County of Klamath       )

Court Case No. 1893-004  
Sheriff's Case No. 92-01604

Received for Service 05/04/92

I hereby certify that I received for service the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 05/22/92, after personal inspection, I found the following described real property to be unoccupied:

HC 32, BOX 150, LUND RD  
GILCHRIST, Oregon.

All search and service was made within Klamath County, State of Oregon.

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

HORTON, GRETA

Copy to:

GREENE & MARKLEY PC  
1515 SW FIFTH AVE  
PORTLAND

ST 60  
OR 97201

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Klamath County Title co. the 28th day  
of Sept. A.D., 19 92 at 1:26 o'clock P.M., and duly recorded in Vol. M92.  
of Mortgages on Page 22465.

**FEE \$30.00**

Evelyn Biehn County Clerk  
By Dorene Y. Miller