

51938

ASPEN 38375

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
Jeffrey D. Evans	2994 Priscilla Street Riverside, CA 92506
Janelle S. Evans	2994 Priscilla Street Riverside, CA 92506
Occupant	14025 Hwy. 66 Klamath Falls, OR 97601

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 May 22, 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.

AFTER RECORDING RETURN TO:

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

AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE PAGE 1

OTIC ORDER NUMBER a:700200

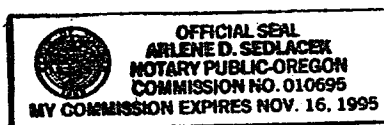
23337

DATED this 4th day of June 1992

Oregon Title Insurance Company, Successor Trustee

By *Johanna Spielman*
Johanna Spielman, Foreclosure Officer

SUBSCRIBED AND SWORN to before me this 25th day of September, 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.

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 STEVE BROWN, by delivering such true copy to him/her, personally and in person, at 14025 HWY 66, K. FALLS, on MAY 25, 1992, at 10:50 o'clock A.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 MARDELLA BROWN, by delivering such true copy at his/her dwelling house or usual place of abode, to-wit: 14025 HWY 66, K. FALLS, to STEVE BROWN, HUSBAND, who is a person over the age of 14 years and a member of the household of the person served on MAY 25, 1992, at 10:50 o'clock A.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.)

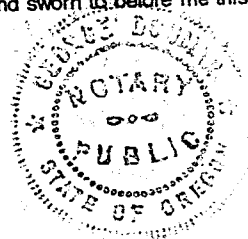
at _____, on _____, 19____, at _____ o'clock ____m.

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.

Subscribed and sworn to before me this 27 day of May, 1992

By: JK Bailly

Notary Public for OREGON

My commission expires: 4-3-93

COURT N/ANO. N/ASTATE OF OREGON)
County of Multnomah)CERTIFICATE OF MAILING

I HEREBY CERTIFY that I mailed a certified true copy of the following

documents: Trustee's Notice of Saleto the person/entity named below at the indicated address, first
class postage prepaid, together with a statement of the date, time
and place at which substituted/office/corporate service was made.PERSON/ENTITY TO WHOM MAILED Mardella BrownMAILING ADDRESS 14025 Highway 66Klamath Falls, OR 97601TYPE OF SERVICE SubstituteDATE OF MAILING May 26, 1992by: Janelle Graves
Janelle Graves

TRUSTEE'S NOTICE OF SALE

This notice of sale is given pursuant to ORS 86.735:

- 1) **PARTIES:**

GRANTOR:	Jeffrey D. Evans and Janelle S. Evans
ORIGINAL TRUSTEE:	Farmers Home Administration, United States Department of Agriculture, acting through the State Director of the Farmers Home 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:**

Lot 1, Block 2, FIRST ADDITION TO KENO HILLSIDE ACRES, in the County of Klamath, State of Oregon.

The real property is known as: 14025 Hwy. 66
 Klamath Falls, OR 97601

- 3) **RECORDING:** The Trust Deed was recorded on February 24, 1989, Book M-89, Page 3355, 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 payments when due as follows: as to note dated February 23, 1989, herein "note (a)", failure to pay 3 monthly payments of \$72.00 each as of April 15, 1992, and failure to pay each monthly payment due afterwards, AND as to note dated February 23, 1989, herein "note (b)", failure to pay 6 monthly payments of \$369.00 each as of April 15, 1992, and failure to pay each monthly payment due afterwards, and 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 \$1,613.18 as to note (a), AND \$43,116.53 as to note (b), as of April 15, 1992, plus, from that date until paid, accrued and accruing interest at the rate of 9.50 percent per year as to note (a), AND 9.50 percent per year as to note (b), 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:	October 6, 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.

DATED this 18th day of May 1992

Oregon Title Insurance Company, Successor Trustee

By C. Cleveland

STATE OF OREGON)
) ss.
County of Multnomah)

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.

Johanna Spielman

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 #4738

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:

AUGUST 23, 30, 1992

SEPTEMBER 6, 13, 1992

Total Cost: 400.40

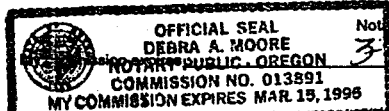
Sarah L. Parsons

Subscribed and sworn to before me this 13TH

day of SEPTEMBER

19 92

Debra A Moore



Notary Public of Oregon

3-15-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of Oct. A.D., 19 92 at 3:24 o'clock P.M., and duly recorded in Vol. M92,
of Mortgages on Page 23336.

FEE \$40.00

Evelyn Biehn - County Clerk

By *Debra A. Moore*

TRUSTEE'S NOTICE OF SALE:
This notice of sale is given pursuant to
ORS 86.735:

1) PARTIES: GRANTOR: Jeffrey D.
Evans and Janelle S. Evans
ORIGINAL TRUSTEE: Farmers Home
Administration, United States Depart-
ment of Agriculture, acting through the
State Director of the Farmers Home
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: Lot
1, Block 2, FIRST ADDITION TO KENO
HILLSIDE ACRES, in the County of
Klamath, State of Oregon.
The real property is known as 14025 Hwy.
66, Klamath Falls, OR 97601

3) RECORDING: The Trust Deed was
recorded on February 24, 1989, Book M-89,
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Oregon.

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of \$72.00 each as of April 15, 1992, and
failure to pay each monthly payment due
afterwards, AND as to note dated Febru-
ary 23, 1989, herein "note (b)", failure to
pay 6 monthly payments of \$369.00 each
as of April 15, 1992, and failure to pay each
monthly payment due afterwards, and
failure to pay real property taxes when
due.

5) 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 \$1,613.18 as to note (a),
AND \$43,116.53 as to note (b), as of April
15, 1992, plus, from that date until paid,
accrued and accruing interest at the rate
of 9.50 percent per year as to note (a),
AND 9.50 percent per year as to note (b),
plus any late charges; foreclosure costs;
trustee fees; attorney fees; sums required
for protection of the property and addi-

tional 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 obliga-
tions secured by the Trust Deed and to
satisfy the expenses of the sale, including
the compensations of the Trustee as pro-
vided 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: October 6, 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 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.

DATED this 18th day of May 1992

Oregon Title Insurance Company, Suc-
cessor Trustee

By C. Cleveland Abbe
STATE OF OREGON)

)))

County of Multnomah)

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.

Johanna Spielman

For Oregon Title Insurance Company
#4738 Aug. 23, 30, Sept. 6, 13, 1992.