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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON

County of Multnomah

)
) ss.
)

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

James D. Orr

P.O. Box 457
Malin, OR 97632

Ellen Orr

P.O. Box 457
Malin, OR 97632

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 19, 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.

DATED this 3rd day of February 1993

2838

Oregon Title Insurance Company Successor Trustee

By

Schanna Spielman
Schanna Spielman

SUBSCRIBED AND SWORN to before me this 3rd day of February, 1993



Arlene D. Sedlaker
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

AFFIDAVIT OF MAILING
TRUSTEE'S NOTICE OF SALE PAGE 2

OTIC ORDER NUMBER a:700210

TRUSTEE'S NOTICE OF SALE

This notice of sale is given pursuant to ORS 86.735:

- 1) **PARTIES:**
- | | |
|---|--|
| GRANTOR:
ORIGINAL TRUSTEE:

ORIGINAL BENEFICIARY: | James D. Orr and Ellen Orr
Farmers Home Administration, United States
Department of Agriculture, acting through the
State Director of the Farmers Home Administration
for the State of Oregon
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 2 in Block 1, Tract 1137, MEADOWGLENN, 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: 3018 Bryant Avenue
Malin, OR 97632

- 3) **RECORDING:** The Trust Deed was recorded on June 25, 1990, Book M-90, Page 12392 and Fee No. 16652, 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 4 monthly payments of \$368.00 each as of July 8, 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 \$47,278.89, as of July 8, 1992, 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:
At the Time:
At the Place: | February 11, 1993
9:30 a.m. in accordance with the standard of time established by ORS 187.110.
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 7th day of October 1992

Oregon Title Insurance Company, Successor Trustee

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

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.

For Oregon Title Insurance Company
Johanna Spielman, Foreclosure Officer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 8th day
of Feb. A.D., 19 93 at 3:25 o'clock P M., and duly recorded in Vol. M93,
of Mortgages on Page 2837.

FEE \$25.00

Evelyn Biehn County Clerk

By Pauline M. Wicklander