

60604

ATC 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 December 18, 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:
Sohanna - OTIC
1515 SW Fifth #840
Portland, OR 97201

9034

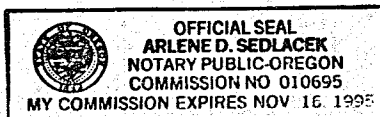
DATED this 19th day of March 1993

Oregon Title Insurance Company Successor Trustee

By

[Signature]

SUBSCRIBED AND SWORN to before me this 19th day of March, 1993



[Signature]
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

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.
 The real property is known as: P.O. Box 244
 Bonanza, OR 97623

- 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 17 monthly payments of \$583.00 each as of November 6, 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 \$43,828.35, as of November 6, 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:	April 27, 1993
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

After recording:
 Johanna - OTIC
 1515 SW Fifth # 840
 Portland, OR 97201

- 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 4th day of December 1992

Oregon Title Insurance Company, Successor Trustee

By C. Cleveland Abbe

C. Cleveland Abbe, Sr. Vice Pres.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of April A.D., 19 93 at 2:51 o'clock P.M., and duly recorded in Vol. M93
of Mortgages on Page 9033.

FEE \$25.00

Evelyn Biehn - County Clerk

By Paula S. Mendenhall

TRUSTEE'S NOTICE OF SALE PAGE 2

OTIC ORDER NUMBER a:700193