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ASPEN 04040100/F

Vol 93 Page 34666

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

STATE OF OREGON, County of Klamath

I, Andrew A. Patterson

ss:

At all times hereinafter mentioned I was and now 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 original notice of sale given under the terms of that certain deed described in said notice.

I gave notice of the sale of the real property described in the attached notice of sale by mailing a copy thereof 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 addresses, to-wit:

NAME

ADDRESS

Kirk W. St. Pierre and  
Christine A. St. Pierre

2000 Camanche Road, #47  
Ione, California 95640

Said persons 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.\*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

Andrew A. Patterson

~~XXXXXX~~

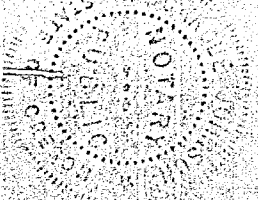
copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 8, 1993. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery 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 said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

Andrew A. Patterson  
ANDREW A. PATTERSON/ASSISTANT SECRETARY

Subscribed and sworn to before me on July 14, 1993.

Carol Johnson  
Notary Public for Oregon. My commission expires 1-15-94



**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**

RE: Trust Deed from

Grantor

TO

Trustee

AFTER RECORDING RETURN TO

ASPEN TITLE & ESCROW, INC  
ATTN: FORECLOSURE DEPARTMENT

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of ..... ss.

I certify that the within instrument was received for record on the ..... day of ..... 19..... at ..... o'clock ..... M., and recorded in book/reel/volume No. .... on page ..... or as lee/file/instrument/microfilm/reception No. .... Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By ..... Deputy

Aspen 04040100/F  
TRUSTEE'S NOTICE OF SALE

34667

Reference is made to that certain trust deed made by Kirk W. St. Pierre and Christine A. St. Pierre, husband and wife, as grantor, to Aspen Title & Escrow, INC, as trustee, in favor of Robert V. Wethern, Sr., as beneficiary, dated September 1, 1991, recorded October 8, 1991, in the mortgage records of Klamath County, Oregon, in book/Aspen No. M91, at page 20858, or as fee/the instrument and its continuation No. 35696 (indicate which), covering the following described real property situated in said county and state, to-wit: Lot 31, Block 122, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, State of Oregon.

\* and subsequently assigned to Lorraine G. Wethern on October 7, 1991 and recorded on October 8, 1991, in Book M91 Page 20860 in the Klamath County Clerks Office.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments for July, August, September, October, November and December of 1992 and January, February, March and April of 1993 plus interest and principal in the amount of \$68.00 each; and subsequent installments in like amount; subsequent for assessments due under the terms and provisions of the Note and Trust Deed.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$4,150.00 plus interest and late charges thereon from June 15, 1992 at the rate of Ten and One-Half Percent (10.5%) per annum until paid and all sums by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 4, 1994, at the hour of 10:10 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front Entry to Aspen Title & Escrow, INC at 525 Main Street 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given that 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 payment to the beneficiary 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 complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said 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 said ORS 86.753. In construing this notice, 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED June 30, 1993

Aspen Title & Escrow, INC

[Signature]  
Trustee

State of Oregon, County of Klamath

I, the undersigned, certify that I am the Assistant Secretary of the Aspen Title & Escrow, INC trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Assistant/Secretary of Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co of Dec A.D. 1993 at 11:09 o'clock AM. the 27th day of December Mortgages on Page 34666 recorded in Vol. M93

FEE \$15.00

Evelyn Biehn - County Clerk  
By [Signature]