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RECEIVED ASPEN TITLE & ESCROW, INC. NOV 10 1993

Vol. 44 Page 9203

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath

I, Andrew A. Patterson,

being first duly sworn, depose, and say and certify that: 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

Rodney D. Lang, and
Terry Lynn Lang

3445 Anderson Avenue
Klamath Falls, Oregon 97603

* Klamath County
ATTN: Public Project

403 Pine Street
Klamath Falls, Oregon 97601

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 86.725.*

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

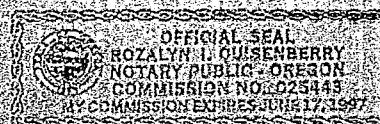
Andrew A. Patterson, being first duly sworn, depose, and say and certify that: I, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on November 1, 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/ASSISTANT SECRETARY

Subscribed and sworn to before me on November 1, 1993

Notary Public for Oregon, My commission expires 6-17-97



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Grantor

TO

Trustee

(DON'T USE THIS SPACE RESERVED FOR RECORDING LATER IN COUNTY REC'D)

STATE OF OREGON, County of } ss.

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

NAME TITLE
By Deputy

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

ASPER, DATED 11/10/93
TRUSTEE'S NOTICE OF SALE

19205

Reference is made to that certain trust deed made by Rodney D. Lang and Jerrolyn A. Lang, husband and wife, Aspen Title & Escrow, INC., as grantor, to in favor of Nicholas V. Castriotta and Jacalyn F. Castriotta, husband and wife, as trustee, dated July 2, 1993, recorded July 6, 1993, in the mortgage records of Klamath County, Oregon, in Book 362 at Page 563, or as fee 16101 (predicate which), covering the following described real property situated in said county and state, to-wit: The E₁ of Tract No. 17, The Resubdivision of Tract 25 to 32 of Altamont Ranch Tracts in the State of Oregon. Excepting Therefrom that portion taken by Klamath County for the widening of Bisbee Street by instrument recorded July 1, 1965 in Book 362 at Page 563, Deed Records.

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: Balance of monthly installments of \$398.00 due for September of 1993 and at which time all sums of principal and interest then outstanding shall become immediately due and payable and subsequent installments of like amounts; subsequent amounts for assessments due under the terms and provision 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: \$55,900.00 plus interest and late charges, thereon from September 1, 1993 at the rate of Ten(10.0) percent per annum all due and payable on September 1, 1993 and all sums expended 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 March 14, 1994, at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front Entry to Aspen Title & Escrow, INC., 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 November 1, 1993 ASPER TITLE & ESCROW, INC.

[Signature]
Trustee

State of Oregon, County of KLAMATH
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

STATE OF OREGON, COUNTY OF KLAMATH
Filed for record at request of Aspen Title Co. the 29th day of May, 1994, at 2:37 o'clock, P.M., and duly recorded in Vol. M94 of Mortgages on Page 3203.
By Evelyn Riehn, County Clerk
[Signature]

Fee \$15.00