

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of MULTNOMAH, ss:

I, GEORGE C. REINMILLER

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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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:

HOLLY J FIGUEROA
1542 WORDEN ST
KLAMATH FALLS, OR 97601
1/28/94

HOLLY J FIGUEROA
344 MICHIGAN
KLAMATH FALLS, OR 97601
1/28/94

MANUEL A FIGUEROA
1542 WORDEN ST
KLAMATH FALLS, OR 97601
1/28/94

MANUEL A FIGUEROA
344 MICHIGAN
KLAMATH FALLS, OR 97601
1/28/94

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

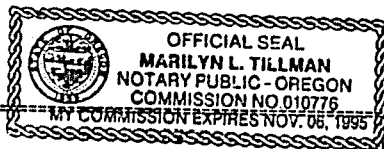
GEORGE C. REINMILLER, attorney, each such copy was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland Oregon, on the above dates. With respect to each person listed above, one such notice was mailed with postage thereon 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.


GEORGE C. REINMILLER, Successor-Trustee

Subscribed and sworn to before me this

May 4, 1994




Marilyn L. Tillman
Notary Public for Oregon. My Commission Expires

After Recording Return to:
George C. Reinmiller
521 SW Clay
Portland, OR 97201

7638 SPEC V FIGUEROA

SPEC v. FIGUEROA

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#6137

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:

MARCH 10, 17, 24, 31, 1994

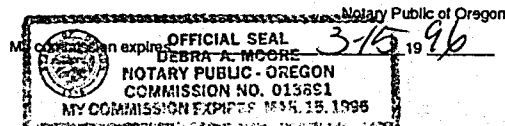
Total Cost: \$583.68

Sarah L. Parsons

Subscribed and sworn to before me this 31ST

day of MARCH 1994

Debra A Moore



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Manuel A. Figueroa and Holly J. Figueroa, husband and wife, as grantor, to Aspen Title & Escrow, Inc., as trustee, in favor of Basin Lane and Home Mortgage, Inc., as Beneficiary, dated October 19, 1989, recorded October 17, 1989, in the mortgage records of Klamath County, Oregon, in Book No. M89 at Page 19731, covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Plus all fixtures and mobile homes, if any, located thereon. (1542 WORD-EN ST., KLAMATH FALLS, OR 97601)

Beneficial interest assigned to America's Mortgage Company by Instrument recorded December 6, 1989 in Vol. M89, Pg. 23572, Klamath County 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:

Monthly installments of \$423.29 each, commencing with the payment due February 1, 1993 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$106.46 as of July 6, 1993 and further late charges of \$16.93

AFTER RECORDING RETURN TO:

George C. Reilmiller
521 S.W. CLAY
PORTLAND, OR 97201

14357

SPEC v. FIGUEROA

on each delinquent payment thereafter, plus all fees, costs and expenses associated with this foreclosure, all sums expended by the beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the 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:

The sum of \$36,548.94 with interest thereon at the rate of 10.50% per annum from January 1, 1993, until paid, plus all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, evidence that taxes are paid as provided by the terms of the Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 26, 1994 at the hour of 1:00 PM, in accord with the standard of time established by ORS 187.110, at the front door of Klamath County Court house 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 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 obligations 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 January 24, 1994

GEORGE C. REINMILLER

Successor-Trustee
George C. Reinmiller
521 SW Clay, Suite 200
Portland, Oregon 97201
(503) 226-3607

#6137 March 10, 17, 24, 31, 1994

AFTER RECORDING RETURN TO:

George C. Reinmiller
521 S.W. CLAY
PORTLAND, OR 97201

Court Case No.
Sheriff's Case No. 94-00233

Received for Service 01/24/94

I hereby certify that I received for service the within:

TRUSTEE'S NOTICE OF SALE
NOTICE REQUIRED BY THE FAIR DEBT COLLECTION PRACTICE ACT

Further I certify that on 01/25/94, after personal inspection, I found the following described real property to be unoccupied:

1542 WORDEN STREET
KLAMATH FALLS , Oregon.

All search and service was made within Klamath County, State of Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By Rebecca Dailey
DAILEY, REBECCA

Copy to:

INTERSTATE PROCESS SERVING INC
PO BOX 422
BEAVERTON

OR 97075

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 6th day
of May A.D., 19 94 at 10:27 o'clock A M., and duly recorded in Vol. M94,
of Mortgages on Page 14355.

FEE \$25.00

Evelyn Biehn County Clerk
By Annette Mue