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05-31-94P03:46 RCVD ASPEN 04040769/P

Vol 94 Page 171629

AFFIDAVIT OF MAILING AMENDED TRUSTEE'S NOTICE OF SALE
(after release from stay)

STATE OF OREGON, County of Klamath, ss:

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 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.

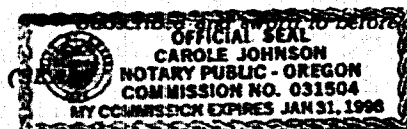
I gave notice of the sale of the real property described in the attached Amended Trustee's Notice of Sale by mailing a copy thereof by registered or certified mail to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME	ADDRESS
Rodney D. Lang	3445 Anderson Avenue
Jerrolyn A. Lang	Klamath Falls, Oregon 97603
Klamath County	403 Pine Street
Pure Project	Klamath Falls, Oregon 97601

Said Amended Trustee's Notice of Sale was given in compliance with ORS 86.755(6), within 30 days after release from a stay of the foreclosure proceedings, and the above named persons include all of those persons listed in ORS 86.740 and ORS 86.750(1).

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Andrew A. Patterson, ~~XXXXXX~~ 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 May 31, 1994, which was within 30 days after release from a stay of the foreclosure proceeding set forth therein.

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



Subscribed and sworn to before me this 31st day of May, 1994.
Carole Johnson
Notary Public for Oregon.
My commission expires 1-31-98

NOTE: An original amended notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

**AFFIDAVIT OF MAILING
AMENDED TRUSTEE'S NOTICE OF SALE**
(after release from stay)

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 COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 31st day of May, 1994, at 3:46 o'clock P.M., and recorded in book/reel/volume No. 94 on page 171629 or as fee/file/instrument/microfilm/reception No. 94, Record of Mortgages of said County.
Witness my hand and seal of County affixed.

NAME TITLE
By Andrew A. Patterson Deputy

17162-A

ASPEN 04040769/F
AMENDED TRUSTEE'S NOTICE OF SALE (after release from stay)

Reference is made to that certain trust deed made by Rodney D. Lang and Jerrolyn A. Lang,
husband and wife, as grantor, to
Aspen Title & Escrow, INC, as trustee,
in favor of Nicholas V. Castriotta and Jacalyn F. Castriotta, husband and wife, as beneficiary,
dated July 2, 19 93, recorded July 6, 19 93, in the mortgage records of
Klamath County, Oregon, in book XXXXXX No. M93 at page 16101,
fee/ XXXXXXXXXXXXXXXXXXXX No. 64114 (indicate which), covering the following described real
property situated in said county and state, to-wit:

The $\frac{1}{2}$ 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 de-
fault 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%) percent per annum all due and payable on September 1, 1993 and any and all
property taxes owing and all sums expended by the Beneficiary pursuant to the terms and
provisions of the Note and Trust Deed.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be
sold on March 14, 19 94, 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., located at 525 Main
in the City of Klamath Falls, County of Klamath, State of Oregon; however, subse-
quent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by
proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in ob-
taining such stay. Said stay was terminated on May 26, 19 94.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 11, 19 94,
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 of Aspen Title & Escrow, INC located at 525 Main Street
in the City of Klamath Falls, County of Klamath, State of Oregon, (which is the new
date, time and place set for said sale) sell at public auction to the highest bidder for cash the interest in the said de-
scribed real property which the grantor had or had power to convey at the time of the execution by him of the said
trust deed, together with any interest which the grantor or his 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 reason-
able 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 to be due had no default occurred) and by curing any other default complained of herein that is capa-
ble 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 incur-
red 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 masculine gender includes the feminine and the neuter, the singular includes the
plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obli-
gation, 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 May 16, 19 94.

ASPEN TITLE & ESCROW, INC

[Signature]

Trustee

State of Oregon, County of KLAMATH

I, the undersigned, certify that I am the XXXXXX the above named trustee and that the foregoing is a
complete and exact copy of the original trustee's notice of sale as amended.

[Signature] Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 31st day
of May A.D. 19 94 at 3:46 o'clock P M., and duly recorded in Vol. M94
of Mortgages on Page 17162.

Evelyn Biehn County Clerk

By *[Signature]*

FEE \$15.00