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10-10-94A10:41 RCVD

ASPEN 04041718

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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

Ramon Delao

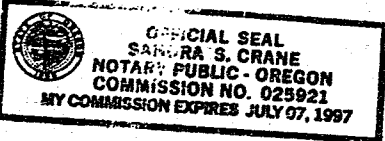
ADDRESS

503 Chester Street
Silverton, Oregon 97381 &
P.O. Box 1004
Perris, California 92370

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~~ 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 16, 19 94. 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.



Subscribed and sworn to before me on MAY 11, 19 94

Sandra S. Crane
Notary Public for Oregon. My commission expires 7/7/97

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 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.

ON

ASPEN 04041718
TRUSTEE'S NOTICE OF SALE

31549

Reference is made to that certain trust deed made by RAMON DELAO

ASPEN TITLE & ESCROW, INC. _____, as grantor, to
 in favor of KLAMATH RIVER ACRES OF OREGON, AN OREGON LIMITED PARTNERSHIP _____, as trustee,
 dated APRIL 14 _____, 1993, recorded MAY 7 _____, 1993, in the mortgage records of
KLAMATH _____ County, Oregon, in book 124 volume No. M93 _____ at page 10193 _____, or
 as fee 100 _____ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 21, Block 38, Tract No. 1084, Sixth Addition to Klamath River Acres, in the County
 of Klamath, State of Oregon.
 Code 96 Map 3907-25A0-TL 400

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 \$131.15 due for September, October, November and December of 1993 and
 January, February, March and April of 1994 plus interest and late charges thereon due from
 September 23, 1993 at the rate of TEN (10%) PER CENT per annum and subsequent installments
 of like amounts; subsequent amounts 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: \$7,699.71 plus interest and late
 charges and taxes thereon from September 23, 1993 at the rate of TEN (10%) PER CENT per
 annum until paid 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 October 17 _____, 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 AT 525 MAIN STREET

in the City of KLAMATH FALLS, OREGON _____, 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 per-
 formance 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 MAY 11 _____, 1994

ASPEN TITLE & ESCROW, INC


 ASSISTANT SECRETARY/Trustee
State of Oregon, County of KLAMATH _____ ss:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co _____ the 10th _____ day
 of Oct _____ A.D., 1994 at 10:41 _____ o'clock A.M., and duly recorded in Vol. M94 _____
 of Mortgages _____ on Page 31548 _____

FEE \$15.00

Evelyn Biehn _____ County Clerk

By [Signature]