

NE

1070

ASPEN 04042697/F

Vol. MS Page 14769

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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 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

ANNIE T. LEE

OREGON SHORES RECREATIONAL

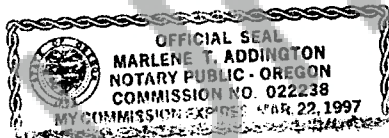
ADDRESS

109 PILOT COURT
SINAJANA, GUAM 99 9669262019 MEADOWVIEW DRIVE
CHILOQUIN, OREGON 97624

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 JANUARY 18, 19 95. 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 JANUARY 18, 19 95.Notary Public for Oregon. My commission expires 3-22-97.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 COUN-
TIES 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/rec/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.

06-05-95P03:15 RCVD

ON

ASPEN 04042697/F
TRUSTEE'S NOTICE OF SALE

14770

Reference is made to that certain trust deed made by Annie T. Lee, a married woman, as her
separate property, as grantor, to
Aspen Title & Escrow, INC, as trustee,
in favor of F.N. Realty Services, INC., a California Corporation, as beneficiary,
dated November 15, 1991, recorded June 26, 1992, in the mortgage records of
Klamath County, Oregon, in book 14087 No. M92 at page 14087, or
as fee/for/instrument/recorded by/excepted No. 46765 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 39, Block 32, Tract No. 1184, Oregon Shores Unit #2, First Addition, in the County
 of Klamath, State of Oregon.
 Code 118 Map 3507-17CA-TL 1600

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 not less than \$150.24 due for February 15, 1992 and thereafter; 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: \$11,610.00 plus interest and late
 charges thereon from February 15, 1992 at the rate of NINE and ONE-HALF per cent (9.5%)
 until paid and all sums expended by the Beneficiary pursuant to the terms and provisions
 of the Note and Trust Deed plus any and all property taxes.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 12, 1995,
 at the hour of 11:10 o'clock, A. M., in accord with the standard of time established by ORS 187.110, at
 Front entry to Aspen Title & Escrow, INC located 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 January 12, 1995

Trustee

State of Oregon, County of KLAMATH ss:

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

Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
 of June, A.D., 19 95 at 3:15 o'clock P M., and duly recorded in Vol. M95,
 of Mortgages on Page 14769.

FEE 15.00

By Bernetha G. Letsch County Clerk