

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

} ss

ATC # 04043103

I, RHONDA HOOK, being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESS

NEAL E. KELLEY
3254 CORTEZ STREET
KLAMATH FALLS, OR 97601

CERTIFIED NO.

Z 353 334 313

JOANN M. KELLEY
3254 CORTEZ STREET
KLAMATH FALLS, OR 97601

Z 353 334 314

Said person include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.785, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by RHONDA HOOK, for 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 mail in LA MESA, CALIFORNIA, on APRIL 10, 19 95. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

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

STATE OF CALIFORNIA
COUNTY OF

} ss

RHONDA HOOK

On this 10TH day of APRIL in the year 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RHONDA HOOK personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument and acknowledged that SHE executed it.

Michele A. Ulrich
Notary Public of California



SPACE IS FOR RECORDER'S USE ONLY

Title or Trust No. 504945

Escrow or Loan No. 211848-7

WHEN RECORDED MAIL TO:
CAL-WESTERN RECONVEYANCE CORP
525 E. MAIN STREET
EL CAJON, CA 92020

07-28-95 P03:48 RCVD

TRUSTEE'S NOTICE OF SALE

19849

Loan No.: 211848-7
T.S. No.: 504945

Reference is made to that certain deed made by NEAL E. KELLEY AND JOANN M. KELLEY, HUSBAND AND WIFE as Grantor to ASPEN TITLE & ESCROW, INC., as Trustee, in favor of TOWN AND COUNTRY MORTGAGE, INC. as Beneficiary, dated MARCH 17, 1989, recorded MARCH 23, 1989, in the official records of KLAMATH County, Oregon in book and volume No. M89 at page No. 4885, fee The instrument is not a deed of conveyance No. 98344 (indicate which), covering the following described real property situated in said County and State, to wit:

LOT 28, BLOCK 12, STEWART, IN THE CITY OF KLAMATH FALLS, COUNTY OF KLAMATH, STATE OF OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's failure to: Make the monthly payments of \$ 356.58 each, commencing with the payment due on DECEMBER 1, 1994 and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus a late charge of \$ 14.26 on each installment not paid within fifteen days following the payment due date; trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition in subject note and deed of trust.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$ 29,103.87 together with interest thereon at the rate of 10.5 % per annum from NOVEMBER 1, 1994 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that the undersigned trustee will on AUGUST 22, 1995 at the hour of 1 O'clock, P.M., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at AT THE FRONT DOOR TO THE KLAMATH COUNTY COURTHOUSE, MAIN STREET, 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 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 given that any person named in Section 86.753 of Oregon Revised Statutes; has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation of trust deed, at any time prior to five days before the date last set for the sale.

In construing this, the masculine gender includes the feminine and the successor in interest to the grantor as well as any other person owing obligation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: MARCH 31, 1995

CAL-WESTERN RECONVEYANCE CORPORATION, Trustee
525 East Main Street
P.O. Box 22004
El Cajon, CA 92022-9004
(619) 590-9200


By YVONNE J. WHEELER
ASST. VICE PRESIDENT

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of July A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 19848.

FEE \$20.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

