

ON
8409

TRUSTEE'S NOTICE OF SALE

Vol. M95 Page 29666Reference is made to that certain trust deed made by Thomas Burton Forsythe

Aspen Title & Escrow, Inc., as grantor, to
 in favor of Fredric Mearl Forsythe and Angeline C. Forsythe, husband and wife as tenants by the entirety, as trustee,
 dated January 17, 1994, recorded January 18, 1994, in the mortgage records of
Klamath County, Oregon, in book/reel/volume No. M94, at page 1893, or
 as fee/file/instrument/microfilm/reception No. 74665 (indicate which), covering the following described real
 property situated in said county and state, to-wit:

The North 22 feet of Lot 4 and the South 82 feet of Lot 3, Block 3, ALTAMONT ACRES, in the County of
 Klamath, State of Oregon, EXCEPTING the West 110 feet of the Northerly 52 feet of the Southerly 82 feet
 of Lot 3.

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: A) failure to pay
 "balloon" payment due September 1, 1994 in the sum of \$4,000.00; B) failure to pay the \$300.00 per month
 installment due the 18th day of March, 1995 and the 18th day of each and every month thereafter; C) failure to
 pay the real property taxes on the premises for the tax year 1993-94 and thereafter when due; D) failure to pay
 when due the mobile home taxes for the tax year 1994-95.

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: A) unpaid balance owing pursuant to the
 promissory note secured by Trust Deed in the sum of \$24,868.61 together with interest on said sum at the rate
 of 8% per annum from February 21, 1995 until paid; B) real and personal property taxes assessed on the premises,
 together with accrued interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 10, 1995,
 at the hour of 1:15 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at
601 Main Street, Suite 215, First Interstate Bank Building
 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 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 July 5, 1995Neal G. Buchanan
NEAL G. BUCHANAN

Successor Trustee

State of Oregon, County of Klamath ss:

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

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to
 ORS 86.740 or ORS 86.750(1), fill in opposite
 the name and address of party to be served.

SERVE:

1001
202

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Julie Hughes, 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 in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL # 7743

TRUSTEE'S NOTICE

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:

Sept. 14, 21, 28, 1995

OCT. 5, 1995

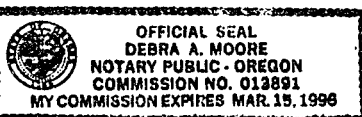
Total Cost: \$556.16

Subscribed and sworn before me this 5th
day of OCT. 19 95

Debra A Moore

Notary Public of Oregon

My commission expires 3-15 19 96



TRUSTEE'S NOTICE

Reference is made to that certain trust deed made by THOMAS BURTON FORSYTHE, as Grantor, to ASBEN TITLE & ESCROW, INC., as Trustee, in favor of FREDERIC MEARL FORSYTHE and ANGELINE C. FORSYTHE, husband and wife as tenants by the entirety, as Beneficiary, dated January 18, 1994, recorded January 18, 1994, in the Mortgage Records of Klamath County, Oregon in Book No. 1494, page 1893, or as fee/file/instrument/microfilm/teception No. 74665, covering the following described real property situated in said county and state, to-wit:

The North 22 feet of Lot 4 and the South 82 feet of Lot 3, Block 3, ALTA MONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING the West 110 feet of the Northernly 52 feet of the Southernly 82 feet of Lot 3.

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:

A) failure to pay "balloon" payment due September 1, 1994 in the sum of \$4,000.00; B) failure to pay the \$300.00 per month installment due the 18th day of March, 1995 and the 18th day of each and every month thereafter; C) failure to pay the real property taxes on the premises for the tax year 1993-94 and thereafter when due; D) failure to pay when due the mobile home taxes for the tax year 1994-95.

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:

A) unpaid balance owing pursuant to the promissory note secured by Trust Deed in the sum of \$24,866.61 together with interest on said sum at the rate of 8% per annum from February 21, 1995 until paid; B) real and personal property taxes assessed on the premises, together with accrued interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 10, 1995, at the hour of 1:15 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at 601 Main Street, Suite 215, First Interstate Bank Building 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 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 reasonable charge by the trustee. Notice is further given that any person named in ORS 86.735 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 performance necessary to cure the default, by paying all costs and expenses actually in-

curred 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 which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED July 5, 1995
NEAL G. BUCHANAN
SUCCESSOR TRUSTEE
7743 September 14, 21,
28, 1995 October 5, 1995

29668



TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

STATE OF OREGON,

County of Klamath

ss.

I, Neal G. Buchanan

being first duly sworn, depose, say and certify that:

I am the successor

Thomas Burton Forsythe

trustee in that certain trust deed executed and delivered by

to Aspen Title & Escrow, Inc.

as grantor

in which Fredric Mearl Forsythe and Angeline C. Forsythe, husband and wife, as trustee,

is beneficiary, recorded on January 18, 1994

County, Oregon, in book/reel/volume No. M94, at page 1893 or as fee/file/instrument/microfilm/reception No. 74665 (indicate which), covering the following described real property situated in said county:

The North 22 feet of Lot 4 and the South 82 feet of Lot 3, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, EXCEPTING the West 110 feet of the Northerly 52 feet of the Southerly 82 feet of Lot 3.

CODE 41 MAP 3909-3DC TAX LOT 6200.

I hereby certify that on July 5, 1995, the above described real property was not occupied.

The word "trustee" as used in this affidavit means any successor trustee to the trustee named in the trust deed first mentioned above.

NEAL G. BUCHANAN

Successor Trustee

Subscribed, sworn to and acknowledged before me this 21st day of July, 1995.

(SEAL)



OFFICIAL SEAL
MARSHA COBINE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010787
MY COMMISSION EXPIRES NOV. 07, 1995

Marsha Cobine

Notary Public for Oregon

My Commission expires: 11-7-95

TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY

RE: Trust Deed from

Thomas Burton Forsythe

Grantor

to

Aspen Title & Escrow, Inc.

Neal G. Buchanan, Successor

Trustee

AFTER RECORDING RETURN TO

Neal G. Buchanan

601 Main Street, Suite 215
Klamath Falls, OR 97601

(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

29669

CM

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Klamath, ss:I, Neal G. Buchanan, 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	ADDRESS
Thomas Burton Forsythe	2757 Altamont Klamath Falls, Oregon 97603

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.*

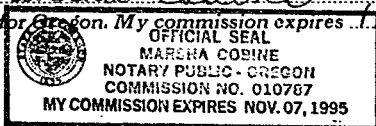
Each of the notices so mailed was certified to be a true copy of the original notice of sale by Neal G. Buchanan, attorney for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Klamath Falls, Oregon, on July 5, 1995. 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.

Neal G. Buchanan
NEAL G. BUCHANAN

Subscribed and sworn to before me on July 5, 1995.

Marsha Cobine
Notary Public for Oregon. My commission expires 11-7-95

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from
Thomas Burton Forsythe

Grantor

TO

Aspen Title & Escrow, Inc., TrusteeNeal G. Buchanan

Successor Trustee

AFTER RECORDING RETURN TO
Neal G. Buchanan
601 Main Street, Suite 215
Klamath Falls, Oregon 97601

DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of _____

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 lee/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.

29670

INSTRUCTIONS FOR SERVICE OF TRUSTEE'S NOTICE OF SALE UPON OCCUPANT AND PROOF OF SERVICE

TRUSTEE'S INSTRUCTIONS to the person who serves the Trustee's Notice of Sale attached hereto:
STATE OF OREGON

County of Klamath } ss.

I, the undersigned, being first duly sworn, depose and say:

I am the Trustee or attorney for the Trustee in the trust deed described in the attached Trustee's Notice of Sale.

You are hereby directed to serve the Trustee's Notice of Sale in the manner in which a summons is served pursuant to ORCP 7D.(2) and 7D.(3), upon the occupant of the property described in said Notice of Sale.

The name of the person to be served, if known, and the property address of the property described in said trust deed, are as follows:

NAME OF PERSON TO BE SERVED
 (If unknown, so state)

PROPERTY ADDRESS

Thomas Burton Forsythe

2757 Altamont
 Klamath Falls, Oregon 97603

If the occupant is indicated as "unknown", or if you find the property at said address to be occupied by other than the person named, then you are instructed to serve the person or persons whom you find to be occupying said property.

Service should be made by July 13, 1995, which is 120 days before the date fixed for the sale in the attached notice. If you have not made service by that date, and the property appears occupied, persist in making service until it has been accomplished.

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

Neal G. Buchanan
 NEAL G. BUCHANAN (Attorney for) Trustee



scribed and sealed to before me this 5th day of July, 1995.
 MARSHA CORINE
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 010787
 MY COMMISSION EXPIRES NOV. 07, 1995

(SEAL)

Notary Public for Oregon. My commission expires: 11-7-95

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

TRUSTEE'S INSTRUCTIONS AND PROOF OF SERVICE UPON OCCUPANT OF TRUSTEE'S NOTICE OF SALE

(120-Day Notice per ORS 86.750(1))

RE: Trust Deed from
 Thomas Burton Forsythe

Grantor

TO
 Aspen Title & Escrow, Inc., Trustee
 Neal G. Buchanan,

Successor Trustee

AFTER RECORDING RETURN TO
 Neal G. Buchanan
 601 Main Street, Suite 215
 Klamath Falls, Oregon 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

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

JEFFERSON STATE ADJUSTERS

AFFIDAVIT OF NONOCCUPANCY

STATE OF OREGON)
) ss.
 COUNTY OF KLAMATH)

I, JOAN E. HARRISON, being first duly sworn, depose and say:

1. I am a private process server retained by the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. On JULY 6th, 1995, the Successor Trustee retained me to serve the occupant, if any, of the real property described in the Trustee's Notice of Sale.

3. After I was retained and prior to JULY 13th, 1995, I went to the real property and observed that the residence located on the real property was vacant and unoccupied.

July 12th, 1995
 DATE

Joan E. Harrison
 SIGNATURE

 TITLE

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Neal G. Buchanan
 on this 30th day of October A.D., 19 95
 at 3:38 o'clock P M. and duly recorded
 in Vol. M95 of Mortgages Page 29666

Bernetha G. Letsch County Clerk

By Cennette Mueller
 Deputy.

Fee, \$40.00