

ON **10408** Vol. **95** Page **33826**

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Lake, ss:

I, Robert F. Nichols, Jr., 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

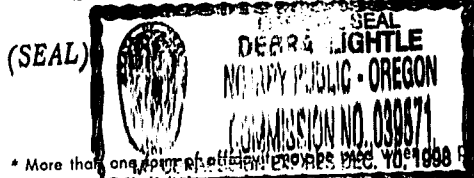
See Exhibit "A" Attached

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.....
August 3, 1995....., 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 Lakeview, Oregon, on August 3, 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 successors trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 7th day of December, 1995.



Debra D. Lightle
Notary Public for Oregon. My commission expires 12-10-98.

* More than one copy of this notice of sale is required if the notices 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.

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from
Diana Wilcox

Grantor

TO
Robert F. Nichols, Jr.

Trustee

AFTER RECORDING RETURN TO

Robert F. Nichols, Jr.
Attorney at Law
35 So G St
Lakeview, Oregon 97630

(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 fee/file/instrument/microfilm/reception No., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

33827

Diana Wilcox aka Diana Locks

1110 Mont Clair
Klamath Falls, OR 97601

Judith W. Hall

3330 Cannon
Klamaht Falls, Or 97603

Robert C. Hall II

16994 Westerman Court
Hawyard, CA 94571

First Interstate Bank of Oregon

1300 SW 5th Ave.
Portland, OR 97208

The Best Service Co.

10960 Wilshire Blvd.
Los Angeles, CA 90024

Exhibit "A"

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 # 7804

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:
Oct. 5, 12, 19, 26, 1995

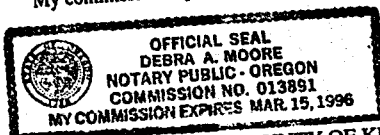
Total Cost: \$480.32

Subscribed and sworn before me this 26th.
day of Oct. 19 95

Debra A Moore

Notary Public of Oregon

My commission expires 3-15 1996



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ Dec. _____ A.D., 19 95 at 9:44 o'clock A. M., and duly recorded in Vol. M95
of _____ on Page 33826
of _____ Mortgages

FEE \$20.00

satisfy the obligations
secured by said trust
deed and a notice of de-
fault has been recorded
pursuant to Oregon Re-
vised Statutes
§ 86.735(3), the default
for which the foreclo-
sure is made is gran-
tor's failure to pay
when due the following
sums:

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain
trust deed made by DI-
ANA WILCOX, as gran-
tor, to ASPEN TITLE &
ESCROW, INC., as trust-
ee, in favor of WIL-
LIAM L. CAHILL and
SUSAN M. CAHILL, as
beneficiary, dated
January 17, 1992,
recorded January 22,
1992, in the mortgage
records of KLAMATH
COUNTY, OREGON, in
Volume No. M-92, at
page 1293, covering the
following described real
property situated in
said county and state,
to-wit:

The E1/2 of Lot 7,
Block 9, Fairview Addi-
tion #2 to the City of
Klamath Falls, in the
County of Klamath,
State of Oregon. (Cos 1,
Map 3809-29CA, TL
17300)

Both the benefici-
ary and the trustee
have elected to sell the
said real property to

Monthly payments in
the amount of \$372.56
due on 1/12/95, 2/12/95,
3/12/95, 4/12/95, 5/12/95,
6/12/95 and 7/12/95.

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:
Principal \$22,699.79,
Delinquent \$2,397.77,
Interest computed as of
7/31/95 plus \$6.84 per
day.

WHEREFORE,
notice hereby is given
that the undersigned
trustee will on Decem-
ber 14, 1995, at the hour
of 10:00 o'clock, A.M.,
in accord with the stan-
dard of time estab-
lished by ORS 187.110,
at the Front entrance/
Klamath Co. Detention
Center, 3201 Vanden-
berg Road in the City of
Klamath Falls, County
of Klamath, State of Or-
egon, sell at public auc-
tion to the highest bid-
der for cash the inter-
est in the said de-
scribed real property
which the grantor had
or had power to convey
at the time of the exe-
cution by him of the
said trust deed, to-
gether with any interest
which the grantor or his
successors in interest
acquired after the exe-
cution of said trust
deed, to satisfy the
foregoing obligations
thereby secured and
the costs and expenses
of sale, including a rea-
sonable charge by the
trustee. Notice is fur-
ther given that any per-
son who bids at the auc-

any time prior to five
days before the date
last set for the sale, to
have this foreclosure
proceeding dismissed
and the trust deed rein-
stated by payment to
the beneficiary of the
entire amount then due
together than such por-
tion of the principal as
would not then be due
had no default occur-
red) and by curing
any other default com-
plained of herein that is
capable of being cured
by tendering the per-
formance required un-
der the obligation or
trust deed, and in addi-
tion to paying said sums
or tendering the per-
formance necessary to
cure the default, by
paying all costs and ex-
penses 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 masculine
gender includes the
feminine and the neu-
ter, 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 secured
by said trust deed,
and the words "trustee"
and "beneficiary" include their re-
spective successors in
interest.

Witness my hand and
the seal of my office
this 26th day of October,
1995.

By Bernetha G. Letsch, County Clerk