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ASPEN 040413403 Vol. mgs Page 35240  
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of KLAMATH, ss:

I, MARLENE T. ADDINGTON, 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  
BOWERS EXCAVATING & FENCING

ADDRESS  
3427 WASHBURN WAY  
KLAMATH FALLS, OREGON 97603

KLAMATH COUNTY TAX COLLECTOR

305 MAIN STREET  
KLAMATH FALLS, OREGON 97601

HMR, INC., an OREGON CORPORATION

2316 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

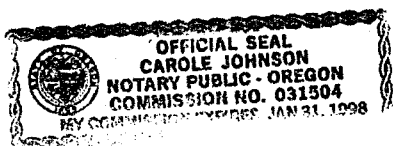
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 MARLENE T. ADDINGTON, ~~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 AUGUST 7, 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.

Subscribed and sworn to before me on AUGUST 7, 1995.

Notary Public for Oregon. My commission expires 1-31-99



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, } 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/tile/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy

ON

ASPEN 04043403/F  
TRUSTEE'S NOTICE OF SALE

35241

Reference is made to that certain trust deed made by BOWERS EXCAVATING & FENCING

as grantor, to  
 ASPEN TITLE & ESCROW, INC as trustee,  
 in favor of LYLE COPPEDGE as beneficiary,  
 dated SEPTEMBER 18, 1992, recorded SEPTEMBER 21, 1992, in the mortgage records of  
 KLAMATH County, Oregon, in book/\_\_\_\_\_, No. M92 at page 21658, or  
 as fee/\_\_\_\_\_, No. 50962 (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

The West 790 feet of Tract 70, FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath,  
 State of Oregon.  
 Code 41 Map 3809-35DD-TL 300

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 \$957.00 due from March 18, 1994 to present; and  
 subsequent installments of like amounts; subsequent amounts for assessments due under  
 the terms and provision 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:

\$39,860.10 plus interest and late charges, thereon from March 18, 1994 at the rate of  
 TEN (10.0%) PERCENT PER ANNUM 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 taxes owing.

WHEREFORE, notice hereby is given that the undersigned trustee will on JANUARY 2, 1996,  
 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 LOCATED AT 525 MAIN STREET  
 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 per-  
 formance 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 AUGUST 7, 1995

Trustee

State of Oregon, County of KLAMATH ss:

I, the undersigned, certify that I am the undersigned 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 27th day  
 of December A.D., 1995 at 3:51 o'clock p. M., and duly recorded in Vol. M95  
 of Mortgages on Page 35240

FEE \$15.00

By Bernetha G. Letsch, County Clerk