

NE

13876

ASPEN 04043802/F
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

ADDRESS

TIMOTHY C. OLSON & LINDA J. OLSON

3606 HILYARD AVENUE
KLAMATH FALLS, OREGON 97603

HIGHLAND COMMUNITY FEDERAL CREDIT UNION

3737 SHASTA WAY
KLAMATH FALLS, OREGON 97603

EMPIRE FUNDING CORPORATION

5000 PLAZA on the Lake #100
AUSTIN, TEXAS 78746

STATE OF OREGON

401 PINE STREET and 317 S 7th-2nd
KLAMATH FALLS, OREGON 97601 FLOOR

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.*

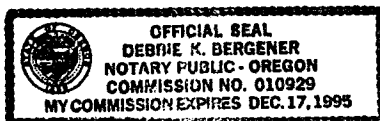
Each of the notices so mailed was certified to be a true copy of the original notice of sale by.....

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 OCTOBER 2nd, 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 October 2nd, 19 95.

Dabbe K Bergener
 Notary Public for Oregon. My commission expires 12-17-95



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

Witness my hand and seal of County affixed.

By Deputy

ON

ASPEN 04043802/F
TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Timothy C. Olson and Linda J. Olson,
husband and wife, as grantor, to
Aspen Title & Escrow, Inc., as trustee,
in favor of Floyd A. Cobb, Glenn D. Quigley and Rose M. Quigley, as beneficiary,
dated October 11, 1991, recorded October 15, 1991, in the mortgage records of
Klamath County, Oregon, in book 168701 No. M91 at page 21541, or
as fee XXXXXXXXXXXXXXXXXXXX No. 36094 (indicate which), covering the following described real
property situated in said county and state, to-wit:

The Easterly 80.45 feet of Lots 1 and 2, Block 6, Altamont Acres, in the County of
Klamath, State of Oregon. EXCEPTING THEREFROM the Northerly 5 feet thereof.

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 \$321.31 due for August 15, 1995 and September 15,
1995; interest paid to July 3, 1995; and subsequent installments of like amounts;
subsequent amount 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:

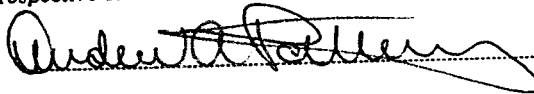
\$26,579.29 plus interest and late charges, thereon from August 15, 1995, interest owing
from July 3, 1995; at the rate of TEN (10%) PERCENT PER ANNUM until paid and all sums
expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust
Deed plus any and all property taxes owing.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 4, 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 to 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 OCTOBER 2, 1995



Trustee

State of Oregon, County of KLAMATH ss:

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

XXXXXXXXXXXX Trustee

SERVE: _____

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 26th day
of Feb A.D., 1996 at 3:44 o'clock P. M., and duly recorded in Vol. M96,
of Mortgages on Page 5156

Bernetha G. Giesch, County Clerk

By 

FEE \$15.00