

25302

29661

After recording return to:
 UMPQUA TITLE & ESCROW SERVICES
 P. O. Box 1609
 Roseburg, Oregon 97470

96 SEP 18 P3:53

Vol. 1796 Page

No change in tax address.
 File No. 33063F
 JWS:bt

ATC # 04044737
 AFFIDAVIT OF MAILING

STATE OF OREGON)
) ss.
 County of Douglas)

I, James W. Sibbald, 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 Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original Trustee's 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 Trustee's Notice of Sale by mailing an original thereof by both first class and certified mail with return receipt requested to each of the parties named on the attached letter at their respective last known addresses.

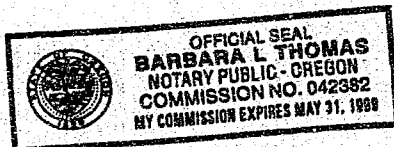
Said parties include the grantor in the trust deed; any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; any parties having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; and, any party requesting notice, as required by ORS 86.785.

Each of the notices so mailed was an original notice of sale signed by the trustee; each such notice was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Roseburg, Oregon, on May 28, 1996. With respect to each party listed herein, 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.

[Signature]
 James W. Sibbald

Subscribed and sworn to before me this 28th day of May, 1996.

[Signature]
 Notary Public for Oregon



UMPQUA TITLE & ESCROW SERVICES
505 Southeast Main Street
Post Office Box 1609
Roseburg, Oregon 97470
(503) 672-6651

May 28, 1996

PHILLIP FIELDS
P.O. Box 1095
Chiloquin, OR 97624

PHILLIP FIELDS
3435 Maiduway
Chiloquin, OR 97624

Attached, and mailed separately to each of you by both first class and certified mail, is an original Trustee's Notice of Sale in connection with the foreclosure of a trust deed made by Phillip Fields in favor of Larry R. Lewis and Janet F. Lewis. This notice is being mailed to you pursuant to Chapter 86 of the Oregon Revised Statutes.

Please read the enclosed notice carefully. If you have any questions regarding your rights, you should contact your attorney.



James W. Sibbald
President

JWS:bt
33063F
encls

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by PHILLIP FIELDS as grantor, to Josephine-Crater Title Companies, Inc., an Oregon Corporation as trustee, in favor of LARRY R. LEWIS and JANET F. LEWIS as beneficiary, dated October 18, 1995 and recorded October 26, 1995, in Volume M95 at Page 29302 and re-recorded November 29, 1995 in Volume M95 at Page 32642 Records of Klamath County, Oregon, covering the following described real property in said county and state:

Lot 11 in Block 1 of LATAKOMIE SHORES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

COMMONLY KNOWN AS 3455 Maiduway, Chiloquin, OR 97624

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 Section 86.735(3) of Oregon Revised Statutes; the default for which foreclosure is made is grantor's failure to pay when due the following sums:

monthly payments in the amount of \$729.17, each, due for January 1996, through present, plus late charges, delinquent property taxes and advances, if any.

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 \$62,500.00, plus interest, accrued late charges and advances.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 15, 1996, at the hour of 10:00 o'clock A.M., Pacific Time, as established by Section 187.110, Oregon Revised Statutes, at the County Building located at 316 Main St, in the City of Klamath Falls, County of Klamath and State of Oregon, sell at public auction to the highest bidder for cash in the form of a Cashier's Check 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 incurred in enforcing the obligation and Trust Deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender includes the feminine and the neuter, 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, this 20th day of May, 1996.

UNPQUA TITLE & ESCROW SERVICES, INC., Trustee

By

James W. Sibbard, President

JWS:bt
33063F

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of September A.D., 19 96 at 3:53 o'clock P. M., and duly recorded in Vol. M96,
of Mortgages on Page 29661.

FEE \$25.00

Bernetha G. Letsch County Clerk

By

Kathleen Rose