

AFTER RECORDING RETURN TO:

Shapiro & Kreisman
522 S.W. Fifth Avenue, #325
Portland, OR 97204
96-11961

ATC #0404557

OREGON

AFFIDAVIT OF MAILING OF NOTICE OF SALE

I, Kelly D. Sutherland, say and certify that:

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 the successor in interest named in the Trust Deed described in the attached Notice of Sale.

I have given notice of sale of the real property described in the attached Notice of Sale by mailing a copy of the notice by registered or certified mail and first class mail to each of the following named persons at their last known addresses, to-wit:

Lawrence Charles Molina
619 Pine Street
Chiloquin, OR 97624

Darlene Joan Molina
619 Pine Street
Chiloquin, OR 97624

Lawrence Charles Molina
P.O. Box 1107
Chiloquin, OR 97624

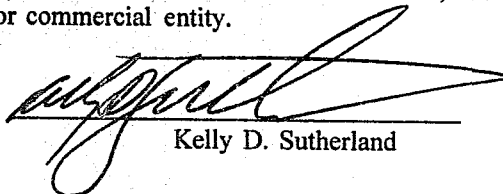
Darlene Joan Molina
P.O. Box 1107
Chiloquin, OR 97624

Waynette A. Nichols
3333 Anderson Avenue, Space #4
Klamath Falls, OR 97603

The persons mailed to include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or whose interest the trustee or the beneficiary has actual notice and any person requesting notice as provided in ORS 86.785 and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original Notice of Sale by Kelly D. Sutherland, Shapiro & Kreisman, the trustee named in said notice; each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States post office at Portland, Oregon, on April 12, 1996. Each notice was mailed after the date that the Notice of Default and Election to Sell described in said Notice of Sale was recorded which was at least 120 days before the day of the trustee sale.

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

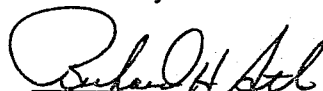

Kelly D. Sutherland

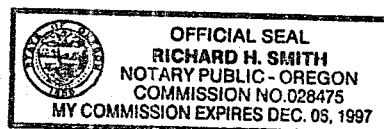
State of Oregon)

County of Multnomah)

On this 12th day of April, in the year 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared Kelly D. Sutherland personally known to me to be the person whose name is subscribed to this instrument and acknowledged that he executed.

Witness my hand and official seal


Notary Public
My Commission Expires 12/6/97



Lender Loan #: 1423375

96-11961

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Lawrence Charles Molina and Darlene Joan Molina, husband and wife as grantor, to Mountain Title Company, as Trustee, in favor of Long Beach Mortgage Company as Beneficiary, dated December 30, 1994, recorded January 13, 1995, in the mortgage records of Klamath County, Oregon, in Volume M95 at Page 927, covering the following described real property:

The North 1/2 of the East 1/2 of Government Lot 9 in Section 3, Township 35 South, Rang 7 East of the Willamette Meridian, Klamath County, Oregon.
COMMONLY KNOWN AS: 619 Pine Street, 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 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:

Monthly payments in the sum of \$580.55 from December 1, 1995, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to-wit:

\$52,368.77, together with interest thereon at the rate of 13.00% per annum from November 1, 1995 together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 4, 1996 at the hour of 11:00 o'clock A.M., in accord with the standard time established by ORS 187.110, at the main entrance of the Klamath County Jail located at 3201 Vandenberg Road 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 has or had power to convey at the time of the execution of 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 86.753 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 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 obligations 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 ORS 86.753.

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.

The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose.

Dated 4/5/94

KELLY D. SUTHERLAND
Successor Trustee

By: 

State of Oregon, County of Multnomah ss:

I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original Trustee's Notice of Sale

SHAPIRO & KREISMAN
522 SW 5th Avenue
Suite 825
Portland, Oregon 97204
(503) 241-0772

Lender Loan #: 1423375

31796

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)Court Case No. 96-11961
Sheriff's Case No. 96-01021

Received for Service 04/08/96

I hereby certify that I received for service on
OCCUPANTS, ALL
the within:

TRUSTEE'S NOTICE OF SALE

PER OFFICER HAMILTON SERVED WAS: DARLENE MOLINA

DATED: 4-11-96.

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By


HAMILTON, RICHARD

Copy to:

CAPITOL INVESTIGATION CO LTD
P.O. BOX 3225
PORTLAND

OR 97208

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 7th day
of October A.D., 19 96 at 3:52 o'clock P. M., and duly recorded in Vol. M96,
of Mortgages on Page 31792.

FEE \$30.00

Bernetha G. Letsch County Clerk

By

