

28792

Vol. m96 Page 36817

MTC 38381

AFFIDAVIT OF MAILING NOTICE OF SALESTATE OF CALIFORNIA } ss  
COUNTY OF SAN DIEGOI, GIA GALANG 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 California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESSCERTIFIED NO.

SEE ATTACHED

Said person 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 persons 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 ESTRELITA CHAMBERLAIN, 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 mail in EL CAJON, CALIFORNIA, on OCT. 8, 19 96. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

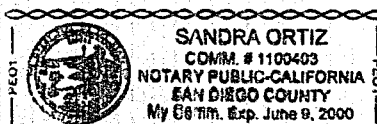
As used herein, the singular includes the plural, trustee includes successor trustee, and person include corporation and any other legal or commercial entity.

STATE OF CALIFORNIA } ss  
COUNTY OFGIA GALANG

On this 8TH day of OCTOBER in the year 1996, before me, the undersigned a Notary Public in and for said County and State, personally appeared

GIA GALANG personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument and acknowledged that SHE executed it.

Sandra Ortiz  
Notary Public of California



SPACE IS FOR RECORDER'S USE ONLY

Title or Trust No.  
Escrow or Loan No.  
WHEN RECORDED MAIL TO:

Name & Address of Sender Cal-Western Reconveyance Corp. 525 East Main Street El Cajon, CA 92020		Type of Mail CERTIFIED	Without Postal Insurance	Postmark & Date of Receipt	36818		
Line	Article Number	Name & Address, Street and P.O. Address	Postage	Fee	Remarks		
1.	P169033710	DOUGLAS M. STILES %ALLEN YAZBECK, ET AL 1650 SECURITY PACIFIC PLZA 1001 SW FIFTH AVE PORTLAND, OR 97204-1132 CWR # 311381	.32	1.10			
2.	P169033711	DOUGLAS M. STILES %ALLEN, YAZBECK, ET AL 1650 SECURITY PACIFIC PLAZA PORTLAND, OR 97204-1132 CWR # 311381	.32	1.10			
3.	P169033712	DOUGLAS M. STILES %ALLEN YAZBECK, ET AL 1001 SE FIFTH AVE. PORTLAND, OR 97204-1132 CWR # 311381	.32	1.10			
4.	P169033713	STEVEN STILES 601 PACIFIC TERRACE KLAMATH FALLS, OR. 97601 CWR # 311381	.32	1.10			
5.			.32	1.10			
6.			.32	1.10			
7.			.32	1.10			
8.			.32	1.10			
9.			.32	1.10			
10.			.32	1.10			
Total # of Pieces Listed by Sender		Total # of Pieces Received at Post Office	Postmaster, per (Name of Receiving Employee)				

Notary Public of California



SAN DIEGO COUNTY  
My Comm. Exp. Oct. 20, 1998

Title or Trust No. 311381  
Escrow or Loan No. 1084794450  
WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORP.  
525 EAST MAIN STREET  
EL CAJON, CA 92020

SPACE IS FOR RECORDER'S USE ONLY

Name & Address of Sender: Cal-Western Reconvoyance Corp. 525 East Main Street El Cajon, CA 92020		Type of Mail: CERTIFIED	Without Postal Insurance	Postmark & Date of Receipt: <b>36818</b>	
Line	Article Number	Name & Address, Street and P.O. Address	Postage	Fee	Remarks
1.	P169033710	DOUGLAS M. STILES %ALLEN YAZBECK, ET AL 1650 SECURITY PACIFIC PLZA 1001 SW FIFTH AVE PORTLAND, OR 97204-1132 CWR # 311381	32	1.10	
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5.			32	1.10	
6.			32	1.10	
7.			32	1.10	
8.			32	1.10	
9.			32	1.10	
10.			32	1.10	
Total # of Pieces Listed by Sender		Total # of Pieces Received at Post Office	Postmaster, per (Name of Receiving Employee)		



AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF CALIFORNIA } ss  
 COUNTY OF SAN DIEGO

I, GIA GALANG 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 California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 notice of sale by mailing a copy thereof by registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESSCERTIFIED NO.

SEE ATTACHED

Said person 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 persons 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 ESTRELITA CHAMBERLAIN, 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 mail in EL CAJON, CALIFORNIA, on AUGUST 15, 1996. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

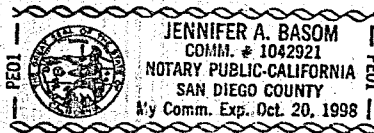
As used herein, the singular includes the plural, trustee includes successor trustee, and person include corporation and any other legal or commercial entity.

STATE OF CALIFORNIA } ss  
 COUNTY OF

GIA GALANG

On this 15TH day of AUGUST in the year 1996, before me, the undersigned a Notary Public in and for said County and State, personally appeared GIA GALANG personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to this instrument and acknowledged that SHE executed it.

Jennifer A. Basom  
 Notary Public of California



Title or Trust No. 311381  
 Escrow or Loan No. 1084794450  
 WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORP.  
 525 EAST MAIN STREET  
 EL CAJON, CA 92020

SPACE IS FOR RECORDER'S USE ONLY

Name & Address of Sender: Cal-Western Conveyance Corp. 525 East Main Street El Cajon, CA 92020		Type of Mail: CERTIFIED	Without Postal Insurance	Postmark & Date of Receipt	36820	
Line	Article Number	Name & Address, Street and P.O. Address	Postage	Fee	Remarks	
1.	P169033676	ELBERT W. STILES, TRUSTEE 601 PACIFIC TERRACE KLAMATH FALLS, OR 97601  CWR # 311381	.32	1.10		
2.	P169033677	THE STILES FAMILY TRUST 601 PACIFIC TERRACE KLAMATH FALLS, OR 97601  CWR # 311381	.32	1.10		
3.	P169033678	ELBERT W. STILES 3388-B MERLIN RD. #470 GRANTS PASS, OR 97526  CWR # 311381	.32	1.10		
4.	P169033679	THE STILES FAMILY TRUST 3388-B MERLIN RD. #470 GRANTS PASS, OR 97526  CWR # 311381	.32	1.10		
5.			.32	1.10		
6.			.32	1.10		
7.			.32	1.10		
8.			.32	1.10		
9.			.32	1.10		
10.			.32	1.10		
Total # of Pieces Listed by Sender		Total # of Pieces Received at Post Office		Postmaster, per (Name of Receiving Employee)		

A-12832

36821

**TRUSTEE'S NOTICE OF SALE**

Loan No.: 1084794450

T.S. No.: 311381

Reference is made to that certain deed made by ELBERT W. STILES, TRUSTEE OF THE STILES FAMILY TRUST U.T.A. DATED FEBRUARY 7, 1986 as Grantor to KLAMATH COUNTY TITLE CO.

as Trustee, in favor of JACKSON COUNTY FEDERAL BANK, FSB as Beneficiary, dated AUGUST 17, 1993, recorded AUGUST 19, 1993, in the official records of

KLAMATH County, Oregon in book 301 and page No. M93 at page No. 20722. ~~Instrument No. 66507~~ (indicate which), covering the following described real

property situated in said County and State, to wit:

~~AS AMENDED AUGUST 22, 1989.~~  
THE SOUTHWESTERLY 1/2 OF LOTS 5 AND 6, BLOCK 46, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and notice has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's failure to: Make the monthly payments of \$ 658.05 each, commencing with the payment due on MARCH 1, 1995 and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus a late charge of \$ 25.87 on each installment not paid within fifteen days following the payment due date; trustee's fees and other costs and expenses associated with this foreclosure and any further breach of any term or condition in subject note and deed of trust.

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$65,972.96 together with interest thereon at the rate of 8.50 % per annum from FEBRUARY 1, 1996 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms of said deed of trust.

Whereof, notice hereby is given that the undersigned trustee will on DECEMBER 31, 1996 at the hour of 1:00 O'clock, P M., Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at THE FRONT DOOR TO THE KLAMATH COUNTY COURTHOUSE, MAIN STREET, KLAMATH FALLS

KLAMATH 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 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 given that any person named in Section 86.753 of Oregon Revised Statutes; has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation of trust deed, at any time prior to five days before the date last set for the sale.

In construing this, the masculine gender includes the feminine and the successor in interest to the grantor as well as any other person owing obligation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: AUGUST 6, 1996

SALE IS BEING POSTPONED TO  
FEBRUARY 5, 1997 TO PROVIDED  
 PROPER NOTICE.

CAL-WESTERN RECONVEYANCE CORPORATION, Trustee  
 525 East Main Street  
 P.O. Box 22004  
 El Cajon, CA 92022-9004  
 (619) 590-9200

Wendy V. Perry  
 By: WENDY V. PERRY, ASST. VICE PRESIDENT

STATE OF CALIFORNIA }  
 COUNTY OF SAN DIEGO

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



36821-A

36821-A

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day  
of November A.D., 19 96 at 11:47 o'clock A.M., and duly recorded in Vol. M96,  
of Mortgages on Page 36817.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Kathleen Ross