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AFTER RECORDING, RETURN TO: Evans, Freaby & Jennings, LLP 230 Court St. NE, Salem, OR 97301

K-5088

AFFIDAVIT OF MAILING NOTICE OF SALE

STATE OF OREGON)

) ss.

County of Marion)

I, Jay T. Jennings, 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 twenty-one years and not the beneficiary or his successor in interest named in the attached original 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 certified and regular first class mail to each of the following named persons at their respective last known addresses, to-wit:

NAME and ADDRESS

Jim L. Turner 2245 Blehn Street Idamath Falls, OR 97601

Each notice so mailed was certified to be a true copy of the original notice of sale by Jay T. Jennings, 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 Salem, Oregon, on . 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.


 Jay T. Jennings, Successor Trustee

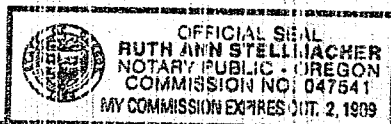
STATE OF OREGON)

) ss.

COUNTY OF MARION)

Personally appeared the above named Jay T. Jennings, who subscribed and swore to the foregoing Affidavit and acknowledged the foregoing instrument to be his voluntary act and deed this 1 day of October, 1997.

Before me:

10.07 10:07
wlf:720-uff.mel

 Notary Public
My Commission Expires: 10-2-99

TRUSTEE'S NOTICE OF SALE

Pursuant to ORS 86.745, the following information is provided:

33504

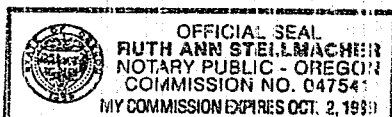
1. **PARTIES:** Jim L. Turner, Grantor
Klamath County Title Company, Trustee; Jay T. Jennings, Successor Trustee;
West One Bank, Oregon S.B., Beneficiary; Norwest Mortgage, Inc., Successor in Interest to Beneficiary
2. **DESCRIPTION OF PROPERTY:** Lot 2, Block 19, SECOND ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
HC32 Box 327 Clifton, OR 97737 Tax Account No. 2309-013C0-08200
3. **RECORDING:** The Trust Deed was recorded February 7, 1996, in Volume M96, Page 3594, and re-recorded on March 28, 1996 in Volume M96, Page 8678, of the Mortgage Records of Klamath County, Oregon; Assignment of the beneficial interest was recorded November 25, 1996, in Volume M96, Page 36978, Klamath County, Oregon; Successor Trustee was appointed by instrument dated June 6, 1997, recorded in Klamath County Mortgage Records on June 17, 1997, in Volume M97, Page 18632; a Notice of Default and Election to Sell and to foreclose was recorded on June 19, 1997, in Volume M97, Page 19011, of said Mortgage Records, reference thereto hereby being expressly made.
4. **DEFAULT:** Grantor failed to pay delinquent installments of \$543.58 beginning on January 1, 1997 through February 1, 1997 and adjusting to \$540.00 on March 1, 1997, and the same amount due on the 1st day of each month thereafter; plus late charges accrued through May, 1997 in the sum of \$130.34 and accruing thereafter at the rate of \$21.74 per month when payments are not received by the 15th; plus other recoverable costs in the sum of \$125.00 and costs and recoverable corporate advances accruing in the future.
5. **AMOUNT DUE:** Unpaid principal balance of \$66,416.76, plus interest thereon at 6.0% per annum from December 1, 1996 until paid; plus late charges accrued through May, 1997 in the sum of \$130.34 and accruing thereafter at the rate of \$21.74 per month when payments are not received by the 15th; plus other recoverable costs in the sum of \$125.00 and costs and recoverable corporate advances accruing in the future; plus amounts advanced from escrow in the sum of \$87.77 and amounts advanced in the future.
6. **ELECTION:** Based on the default set forth herein, the Successor Trustee, at the direction of the Beneficiary, has and now elects to sell the property to satisfy the obligation set forth above.
7. **SALE:** Date: October 31, 1997; Time: 11:00 o'clock, a.m.
Place: On the front steps of the Klamath County Courthouse, located at 316 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon.
8. **RIGHT TO REINSTATE:** Any person named in ORS 86.753 has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees, and by curing any other default complained of in the Notice of Default, at any time prior to five days before the date the Successor Trustee conducts the sale.

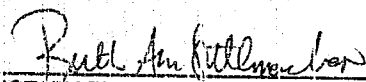
DATED this 21st day of June, 1997.


Jay T. Jennings Successor Trustee

STATE OF OREGON County of Marion) ss.

Personally appeared the above named Jay T. Jennings, Successor Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-2-99

Any questions regarding this instrument should be directed to Ruth Ann Stellmacher, Legal Assistant, (503) 586-5670.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day
of October A.D., 19 97 at 3:06 o'clock P.M. and duly recorded in Vol. M97
of Mortgages on Page 33503.

FEE \$15.00

By Bernetha G. Letsch County Clerk
Kathleen Rosen