

49568

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

K-51073

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0-933C

STATE OF Washington COUNTY OF King ,ss:

I, Camie L. Rambert, 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 WASHINGTON a competent person over the age of eighteen 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 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
BEVERLY A. KRUNGLEVICH Certified Mail No.	2217 OGDEN STREET KLAMATH FALLS, OR 97603 NTS 0-933C
SUNSHINE KRUNGLEVICH Certified Mail No.	2217 OGDEN STREET KLAMATH FALLS, OR 97603 NTS 0-933C
OCCUPANTS OF THE PREMISES Certified Mail No.	2217 OGDEN STREET KLAMATH FALLS, OR 97603 NTS 0-933C
JOHN DOE KRUNGLEVICH, HUSBAND OF Certified Mail No.	BEVERLY A. KRUNGLEVICH 2217 OGDEN STREET KLAMATH FALLS, OR 97603 NTS 0-933C
JOHN DOE KRUNGLEVICH, HUSBAND OF Certified Mail No.	SUNSHINE KRUNGLEVICH 2217 OGDEN STREET KLAMATH FALLS, OR 97603 NTS 0-933C

97 DEC -4 P3:11

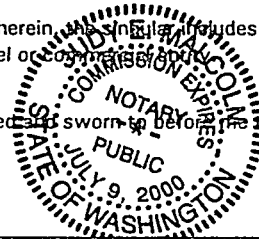
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien of 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 David Kubat, OSBA No. 84265, 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 Bellevue, WA. on AUGUST 06, 1997. 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 natural person.

Subscribed and sworn to before me this 6TH day of AUGUST, 1997.

(SEAL)



Camie L. Rambert
Notary Public for Washington
My Commission Expires: July 9, 2000

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

TO Grantor

Trustee

AFTER RECORDING RETURN TO

T.D. SERVICE COMPANY, OF WASHINGTON
2630 116TH AVENUE NORTHEAST
SUITE NO. 200
BELLEVUE, WA 98004
425/739-8800

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____ 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.

NAME TITLE
By _____ Deputy

RE: Loan #: 00200100980877998
 Title #: K-51073
 UTC #: 0-933C

**OREGON
 TRUSTEE'S NOTICE OF SALE**

TO: BEVERLY A. KRUNGLEVICH AND SUNSHINE KRUNGLEVICH

Reference is made to that certain deed of trust made by BEVERLY A. KRUNGLEVICH AND SUNSHINE KRUNGLEVICH, as grantor,
 U.S. BANK OF WASHINGTON, NATIONAL ASSOCIATION, as trustee,
 in favor of UNITED STATES NATIONAL BANK OF OREGON

dated NOVEMBER 08, 1994, recorded NOVEMBER 29, 1994, as beneficiary,
 mortgage records of KLAMATH, County, Oregon, in book/reel/
 volume No. M94 at page 36259, (fee/file/instrument No.)
 covering the following described real property situated in said county and state, to wit:

SEE ATTACHED EXHIBIT "A"

COMMONLY KNOWN AS: 2217 OGDEN STREET, KLAMATH FALLS, OREGON 97603.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed of trust and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

1 Late Charge(s) of \$11.16 from 07/22/97	11.16
1 Payments of \$223.22 from 07/07/97	223.22
1 Late Charge(s) of \$11.16 from 06/22/97	11.16
1 Payments of \$223.39 from 06/07/97	223.39
1 Late Charge(s) of \$11.27 from 05/22/97	11.27
1 Payments of \$225.43 from 05/07/97	225.43
COLLECTIONS	60.00

	765.63

SUB-TOTAL OF AMOUNTS IN ARREARS:

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said deed of trust immediately due and payable, said sums being the following, to wit: Principal \$ 24,644.24, together with interest as provided in the note or other instrument secured from the 7TH day of APRIL, 1997 and such other costs and fees as are due under the note or other instrument secured, and as are provided by statute.

Wherefore, notice is hereby given that the undersigned trustee will on DECEMBER 05, 1997, at the hour of 10 : 00 AM, o'clock, Standard Time, as established by ORS 187.110, at MAIN ST. ENTRANCE, KLAMATH COUNTY COURTHOUSE, KLAMATH FALLS

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 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 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 ORS 86.753.

It will be necessary for you to contact the undersigned prior to the time you tender reinstatement or payoff so that you may be advised of the exact amount, including trustee's costs and fees, that you will be required to pay. Payment must be in the full amount in the form of cashier's or certified check.

The effect of the sale will be to deprive you and all those who hold by, through and under you of all interest in the property described above.

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: July 22, 1997

David A. Kubat, OSBA# 84265
(Successor Trustee)

BY: 

DIRECT INQUIRIES TO:
T.D. SERVICE COMPANY
FORECLOSURE DEPARTMENT
(206) 739-8800

TD #: 0-933C

EXHIBIT "A"

A TRACT OR PARCEL OF LAND 90 FEET WIDE BY 132 FEET LONG OFF THE NORTH SIDE OF THE FOLLOWING DESCRIBED TRACT, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

BEGINNING AT A POINT 720 FEET EAST OF A IRON PIN DRIVEN INTO THE GROUND AT THE S.W. CORNER OF THE N.W. QUARTER OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, ON THE PROPERTY OF OTIS V. SAYLOR, WHICH IRON PIN IS 30 FEET EAST OF THE CENTER OF A ROAD INTERSECTING THE DALLES-CALIFORNIA HIGHWAY FROM NORTH AND WHICH PIN IS ALSO 30 FEET NORTH OF THE CENTER OF SAID DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 330 FEET; THENCE EAST 132 FEET; THENCE SOUTH 330 FEET; THENCE WEST 132 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 4th day
of December A.D., 19 97 at 3:11 o'clock PM., and duly recorded in Vol. M97
of Mortgages on Page 39548.

FEE \$25.00

By Bernetha G. Leisch, County Clerk
Kathleen Ross

T.D. SERVICE COMPANY, OF WASHINGTON
2630 116TH AVENUE NORTHEAST
SUITE NO. 200
BELLEVUE, WA 98004
425/739-8800