

52060

Affidavit of Mailing Notice of Sale

K-51280

Vol. 111 Page 2153

I, Tara Schmidt

Say and certify that:

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

I have given notice of the 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:

Name & Address

Billy Wayne Cecil
18725 Highway 1
Fort Bragg, CA 95437

Registered or Certified

P 617 084 689

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 of the beneficiary has actual notice, 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, each copy was mailed in a sealed envelope, with postage prepaid, and was deposited by me in the United States Post Office at Sacramento, California on September 25, 19 97 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.

Tara Schmidt
Tara Schmidt, Foreclosure Officer

State of California

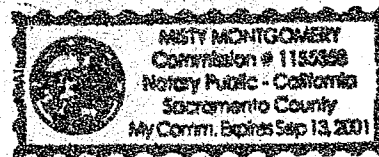
s.s.

County of Sacramento

On this 14th day of October, in the year 19 97 before me, the undersigned, an Notary Public in and for said County and State, personally appeared Tara Schmidt personally known to be to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

Witness my hand and official seal.

Misty Montgomery
Notary Public in and for said County and State
My Commission Expires: 9-13-01



After Recording Return To:
Peele Financial Corporation
1540 River Park Drive Suite 214
Sacramento, California 95815-4609

PPC# 26944-32 Loan# _____

PPC-O-011-4/94

35

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

I, Julie Hughes, Office Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the

LEGAL #9998

NOTICE OF SALE......

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:

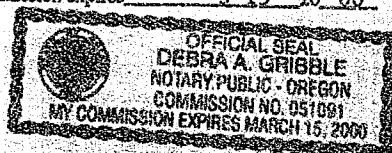
DECEMBER 17/24/31, 1997

JANUARY 7, 1998

Total Cost:

Subscribed and sworn before me this 7TH
day of JANUARY 19 97

Notary Public of Oregon

My commission expires 3-15 20 00

STATE OF OREGON)

) ss.

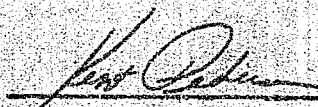
County of Klamath)

I, Kent Pederson, being first duly sworn, depose and say:

That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath County, State of Oregon. I am not a party to, an attorney in, or interested in any suit of action involving the property described below.

That on the 13th day of October, 1997, after personal inspection, I found the following described real property to be unoccupied:

See Exhibit "A"



137427

SUBSCRIBED AND SWORN to before me this 13th day of October, 1997.

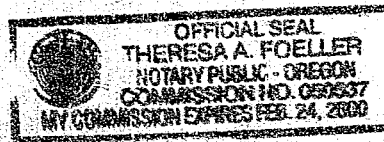

Notary Public for Oregon

EXHIBIT "A"

A parcel of land in the NE1SW1 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of the Gilcrest & Co., Ltd., Railroad which lies S. 89°48' E. along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE1SW1 of Section 30 Twp. 24 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: continuing S. 89°48' E. along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway 97, 50 feet at right angles Westerly from its center; thence N. 39°40' E. along the Westerly right of way line of the Highway No. 97 a distance of 152.45 feet to an iron pin; being the true point of beginning of this tract; thence N. 50°20' W. a distance of 70 feet; thence S. 39°40' W. a distance of 87 feet; thence S. 30°20' E. a distance of 70 feet; thence N. 39°40' E. a distance of 87 feet to the true point of beginning of this tract. SAVING AND EXCEPTING the Northwesterly 15 feet of said property.

STATE OF OREGON; COUNTY OF KLAMATH

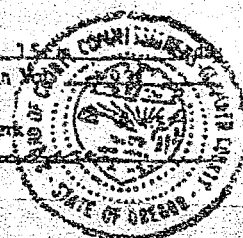
Filed for record at request of Klamath County Title Co. the 15 of Jan. A.D. 1923 at 2:45 o'clock P. M., and duly recorded in Vol. 1218 of Mortgages on Page 1218

FEE \$20.00

Evelyn Biehn County Clerk
By Charles M. Smith

INDEXED

D. J. L.



Notice of Sale

A default has occurred under the terms of a Trust Deed executed by Billy Wayne Cecil
 as Grantor, to Fidelity National Title Insurance Co. of CA
 as Trustee, dated January 5, 1993 and recorded January 15, 1993, in the official records
 of Klamath County, Oregon, in (as) #56490, vol. M93, page 1218
 with Albert G. Bahneman, ** as the original Beneficiary, covering the following described real property:
 See Exhibit "A" attached hereto and made a part thereof.

**Trustee of the Albert G. Bahneman Trust dated July 19, 1990.

Forrest N.A. Bacci, Successor Trustee, and the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 86.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to:
 make monthly payments of \$134.99 each, commencing with the payment due Aug. 15, 1996, and
 continuing each month until this Deed of Trust is reinstated or goes to Trustee Sale,
 plus a late charge of 6% on each installment not paid within 10 days following the due
 date, and previous late charges accrued, and all Trustee's fees and other costs associated
 with this foreclosure, and any further breach of any term or condition in subject Note and
 Deed of Trust; pay taxes when due;
 By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed immediately due
 and payable. The sums now due are:
 \$2,205.03 plus accrued interest at the rate of 12.5% per annum from July 15, 1996 and
 continuing until paid, plus all accrued late charges, Trustee's Fees, foreclosure costs,
 and any sums advanced by the beneficiary pursuant to the terms of the Deed of Trust;

Notice Is Hereby Given that the undersigned Trustee will on Feb. 11, 1998 at the hour of 11 o'clock, (A.M.),
 standard of time established by ORS 187.110, at: the front entrance to the Klamath County Courthouse,
316 Main Street,

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 above described property which
 the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor
 or his successors in interest acquired after the execution of the Trust Deed and any interest which the Grantor or his
 successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations 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 to have the foreclosure proceeding dismissed
 and the Trust Deed reinstated by payment to the Beneficiary of the entire amount then due, other than that such portion of
 the principal as would not then be due had no default occurred, together with all costs and expenses actually incurred
 in enforcing the obligation and Trust Deed, and statutory Trustee's and attorney's fees, and by curing any other default
 stated in the Notice of Default and any other default under the Trust Deed that may have occurred subsequent to the
 recording of the Notice of Default, by tendering the performance required under the obligation or Trust deed, at any
 time prior to five days before the date last set for the sale.

Dated: 09/08/97


 Forrest N.A. Bacci, Trustee

For Information Contact:

PEELLE FINANCIAL CORPORATION

1540 River Park Drive, Suite #214 Sacramento, California 95815-4609

PFC# 26944-32

Loan# _____

(916) 929-1595

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

A parcel of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co., Ltd., Railroad which lies S. 89°48' E. along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30 Twp. 24 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence: continuing S. 89°48' E. along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway 97, 50 feet at right angles Westerly from its center; thence N. 39°40' E. along the Westerly right of way line of the Highway No. 97 a distance of 152.45 feet to an iron pin; being the true point of beginning of this tract; thence N. 50°20' W. a distance of 70 feet; thence S. 39°40' W. a distance of 87 feet; thence S. 50°20' E. a distance of 70 feet; thence N. 39°40' E. a distance of 87 feet to the true point of beginning of this tract, SAVING AND EXCEPTING the Northwesternly 15 feet of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 22nd day
of January A.D., 19 98 at 3:07 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 2153

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose