

60946

Vol. 1198 Page 22451

STATE OF OREGON

K-57902

County of Deschutes

ss

AFFIDAVIT OF MAILING  
TRUSTEE'S NOTICE OF SALE

I, JIM N. SLOTHOWER, being duly sworn, state as follows:

1. At all times hereinafter mentioned, I was and now am a resident of the State of Oregon, a competent person over the age of 18 years and not the beneficiary or the successor in interest named in the attached original Notice of Sale given under the terms of that certain Trust Deed described in said Notice.

2. On February 18, 1998, 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 at their respective last known addresses, to-wit:

J.D. Miller  
8809 S. Pointe Parkway East, #1088  
Phoenix, AZ 85044

3. 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 trust 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 or 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.

4. Each of the notices so mailed was certified to be a true copy of the original notice of sale by Stephen P. Forte, attorney 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 post office at Bend, Oregon, on February 18, 1998. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address 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 or any other legal or commercial entity.

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AFTER RECORDING RETURN TO: Jim N. Slothower  
P.O. Box 351

Bend, OR 97709

98 JUN 26 P123

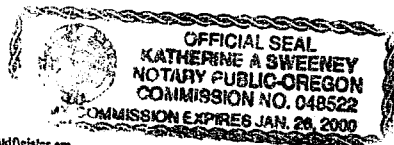
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22452

DATED this 24th day of June, 1998.

Jim N. Slothower

SUBSCRIBED AND SWORN to before me this 24 day of June, 1998.



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Katherine A. Sweeney  
Notary Public  
My Commission Expires: 1/26/2000

**TRUSTEE'S NOTICE OF SALE**

Reference is made to that certain trust deed made by J.D. Miller, as grantor, to Western Title & Escrow, as trustee, in favor of Steven Trono, as beneficiary, (assigned to Home Advantage Services, LLC.) dated April 4, 1996, recorded April 24, 1996, in the Records of Klamath County, Oregon, in book No. M96 at page 15251, covering the following described real property situated in the above-mentioned county and state, to-wit:

Lots 62 and 63 in Block 1, TRACT 1098-SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The default for which the foreclosure is made is failure to pay monthly payments of \$374.85 from October 24, 1997, and the 1996-97 and 1997-98 real property taxes.

The sum owing on the obligation secured by the trust deed is \$39,332.11, plus interest at the rate of 9.9% per annum from July 17, 1997 until paid, plus accrued late charges, title expenses, costs, trustee's and attorney's fees incurred herein by reason of said default, and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

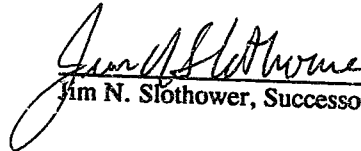
Notice is hereby given that by reason of the default, beneficiary and trustee hereby elect to foreclose the trust deed by advertisement and sale pursuant to ORS 86.705 to ORS 86.795, and to cause to be sold at public auction to the highest bidder for cash the interest in the described property which grantor had, or had the power to convey, at the time of the execution by grantor of the trust deed, together with any interest grantor or grantor's successor in interest acquired after the execution of the trust deed, to satisfy the obligations secured by the trust deed and the expenses of the sale, including trustee's and attorney's fees.

The sale will be held 10:00 o'clock A. M. on July 7, 1998, in accord with the standard of time established by ORS 187.110, at the following place: on the front steps of the Klamath County Library, 126 S. 3rd Street, in the City of Klamath Falls, County of Klamath, State of Oregon.

Notice is further given that any person named in ORS 86.753 has the right to have this foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred), 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 last set for the sale.

DATED: February 18, 1998.

22454

  
Jim N. Slothower, Successor Trustee

STATE OF OREGON       )  
                                  ) ss.  
County of Deschutes    )

I, the undersigned, certify that I am the attorney for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

\_\_\_\_\_  
Attorney for said Trustee

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 26th day  
of June A.D., 19 98 at 1:23 o'clock P. M., and duly recorded in Vol. M98  
of Mortgages on Page 22451.

FEE \$25.00

By Bernetha G. Letsch Bernetha G. Letsch, County Clerk  
