

70693

After Recording Return To:

98 DEC -1 P2:23

Vol. 1118 Page 43870

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

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AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON, County of Multnomah) ss:

Glenn H. Prohaska, being first duly sworn, depose, and say 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 eighteen years, and not the beneficiary or the beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in the notice of sale.

I gave notice of the sale of the real property described in the attached trustee's Notice of Sale by mailing copies 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: Travis & Darleen Sanderson	ADDRESS: 470 Mate Lane, Lake Havasu, AZ 86403
Klamath County Tax Collector	316 Main St., Klamath Falls, OR 97601
Occupant	18216 Freight Rd. Ln., Keno, OR 97627
Mr. & Mrs. Vanover	18216 Freight Rd. Ln., Keno, OR 97627
Mr. & Mrs. Minchinton	5001 Laurelwood, Klamath Falls, OR 97603
** Klamath River Acres	635 Main St., Klamath Falls, OR 97601

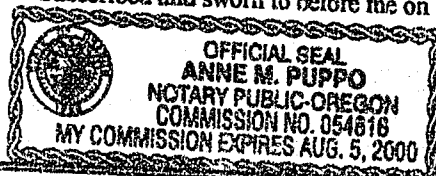
These persons include (a) the grantor in the trust deed; (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice; (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed, if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest; and (d) any person requesting notice as set forth in ORS 86.785.*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by Glenn H. Prohaska, attorney for the trustee named in the notice. Each such copy was mailed in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon on July 20, 1998 and **November 9, 1998. 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, with postage thereon in an amount sufficient to accomplish the same. Each such notice was mailed after the Notice of Default and Election to Sell described in the notice of sale was recorded.

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

Glenn H. Prohaska
Glenn H. Prohaska, OSB #69140

Subscribed and sworn to before me on December 1, 1998, by Glenn H. Prohaska.



[Signature]
Notary Public for Oregon

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JUL 27 1998

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Travis K. Sanderson and Darleen R. Sanderson, husband and wife, as grantor(s), to Timmothy E. Miller, as trustee, in favor of Green Tree Financial Corporation, as beneficiary, dated April 25, 1994, recorded May 9, 1994, in the mortgage records of Klamath County, Oregon, in Vol. M94 at Page 14571, covering the following described real property situated in said county and state, to wit:

Lot 9, in Block 26 of Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a security interest in that certain 1994 Eatonpark mobile home, Serial No. 11819998.

The real property is more commonly known as 18216 Freight Road Lane, Keno, Oregon 97627.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

\$ 4,205.10	Total amount of delinquent monthly payments from 12/30/97
270.00	Late charges incurred
\$ 4,475.10	TOTAL AMOUNT DUE TO REINSTATE AS OF 6/4/98

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to wit:

\$ 79,623.01	Principal Balance of Loan
\$ 79,623.01	TOTAL AMOUNT DUE AS OF 6/4/98

WHEREFORE, notice hereby is given that the undersigned trustee will on December 1, 1998, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at front steps of Klamath County Courthouse 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 said described real property which the grantor had or had power to convey at the time of the execution by grantor of the said trust deed, together with any interest which the grantor or grantor's 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

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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.

In construing this notice, 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

7/20, 1998

Glenn H Prohaska

Trustee

STATE OF OREGON, County of Multnomah) ss.

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

Glenn H Prohaska

Glenn H. Prohaska, OSB #69140
Attorney for said Trustee

SERVE: Travis and/or Darleen Sanderson or
Current Occupant(s)
18216 Freight Road Lane
Keno, Oregon 97627

43873

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 98-02273

Received for Service 07/27/98

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE

Further I certify that on 07/28/98, after personal inspection, I
found the following described real property to be unoccupied:

18216 FREIGHT ROAD LANE
KLAMATH FALLS

, Oregon.

All search and service was made within Klamath County, State of
Oregon.

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By


DAILEY, REBECCA

Copy to:

PROHASKA, GLENN H
4425 SW CORBETT AVE
PORTLAND

OR 97201

After Recording Return To:

Glenn H. Prohaska
4425 SW Corbett Avenue
Portland, Oregon 97201

43875

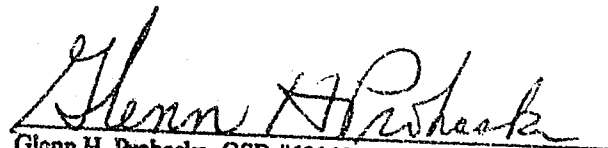
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CERTIFICATE OF NON-MILITARY SERVICE

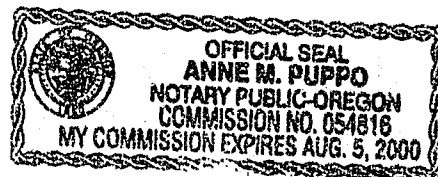
STATE OF OREGON, County of Multnomah) ss.

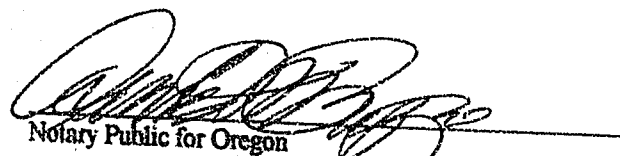
THIS IS TO CERTIFY that I am the beneficiary in that certain trust deed in which Travis K. Sanderson and Darlene R. Sanderson, husband and wife as grantor, conveyed to Timothy E. Miller as trustee, certain real property in Klamath County, Oregon. The trust deed was dated April 25, 1994 and recorded May 9, 1994 in the Records of that county, M94, Page 14571, Microfilm Records. Thereafter, a Notice of Default with respect to the trust deed was recorded June 25, 1998 as No.M98, Page 22173, Microfilm Records. Thereafter, the trust deed was duly foreclosed by advertisement and sale, and the real property covered by the trust deed was sold at the trustee's sale on December 1, 1998. I reasonably believe that, at no time during the period of three months and one day immediately preceding the day of the sale, and including the day thereof, was the real property described in and covered by the trust deed, or any interest therein, owned by a person in the military service as defined in Article I of the "Soldiers' and Sailors' Civil Relief Act of 1940," as amended.

In construing this certificate the singular includes the plural, "grantor" includes any successor in interest to the grantor, "trustee" includes any successor trustee, and "beneficiary" includes any successor in interest to the beneficiary named in the trust deed.


Glenn H. Prohaska, OSB #69140

This instrument was acknowledged before me on December 1, 1998 by Glenn H. Prohaska.




Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Glenn H. Prohaska the 1st day
of December A.D., 19 98 at 2:23 o'clock P. M., and duly recorded in Vol. M98
of Mortgages on Page 43870.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose