

MTC 455013

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF WASHINGTON, County of KING (S):

I, the undersigned, being first duly sworn, depose and say and certify that:

At all times hereinbefore 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain 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 address, to-wit:

Shelly Renee Workman
1957 Boardman Avenue
Klamath Falls, OR 97603

Carter-Jones Collection, LLC
1113 Pine Street
Klamath Falls, OR 97601-5853

Nail G. Buchanan, Attorney
131 Oak Avenue
Klamath Falls, OR 97601

Judy Myra Age
5957 Boardman Avenue
Klamath Falls, OR 97603

Mills, Ltd. 434 Chestnut Bureau of Klamath County
20 Arthur H. Mill
839 Main Street
Klamath Falls, OR 97601

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 which 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 required by ORS 84.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by DAVID E. FENNELL, attorney for the trustee named in said notice, and 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, Washington, on 11/2/98. With respect to each person listed above, 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 claim 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 commercial entity.

Subscribed and sworn to before me on

11/2

1998

by Notario San Nicolas
Dokius San Nicolas

Shannon M. Blood
Notary Public for Washington
Residing at KING COUNTY
My commission expires 08-01-01

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Re: Trust Deed from

William, Shelly Renee and Age, Judy Myra
Grantors

to
DAVID E. FENNELL,
Trustee

File No. 72-63,200-4

After recording return to:

ROUTH CRABTREE & FENNELL

Attn: Shannon Blood

PO Box 4144

Bellevue, WA 98009-0143



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Stelly Renee Worlman and Judy Myza Aka, as tenants in common, as grantor, to Ameritale, as trustee, in favor of California Lending Group, Inc., d/b/a United Lending Group, as beneficiary, dated 5/14/97, recorded 5/27/97, in the mortgage records of Klamath County, Oregon, in Volume M97, Page 15975 and subsequently assigned to Contin Mortgage Corporation by Assignment recorded as Vol M98, Page 3270, covering the following described real property situated in said county and state, to wit:

The Easterly one-half of Tract 3 of Town 3 and Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PROPERTY ADDRESS: 3957 Boardman Avenue
Klamath Falls, OR 97603

Both the beneficiary and the trustee have elected to sell the real property to satisfy the obligations secured by the trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.715(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly payments of \$472.16 beginning 11/1/97; plus late charges of \$23.61 each month beginning 11/16/98; plus prior accrued late charges of \$94.44; plus advances of \$70.00; together with title expense, costs, trustee's fees 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.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, said sums being the following, to wit: \$37,319.01 with interest thereon at the rate of 15 percent per annum beginning 10/1/97; plus late charges of \$23.61 each month beginning 11/16/98 until paid; plus prior accrued late charges of \$94.44; plus advances of \$70.00; together with title expense, costs, trustee's fees 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.

WHEREFORE notice hereby is given that the undersigned trustee will on 2/5/99 at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at the following place: inside the 2nd floor lobby of the Klamath County Courthouse, 317 South 7th 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 described real property which the grantor had or had power to convey at the time of the execution of the trust deed, together with any interest which the grantor or grantor's successors in interest acquired after the execution of the 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 rendering 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 36.53.

2580

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

9/24/98

19

David E. Fennell -- Trustee

For further information, please contact:

Shannon Block

ROUTH CRABTREE & FENNELL

PO Box 1143

Bellevue, WA 98009-1143

(425) 886-1900

File No. 714820014/Winkman, Shelly Renee and Agn. Judy Myra

State of Washington, County of King) ss:

I, the undersigned, certify that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

David E. Fennell -- Trustee

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

STATE OF OREGON)

) ss.

County of Klamath)

I hereby certify and swear that at all times herein mentioned I was and now am a competent person 18 years of age or older and a resident of the state wherein the service hereinafter set forth was made, that I am not the beneficiary or trustee named in the original trustee's Notice of Sale attached herein, nor the successor of either, nor an officer, director, employee of or attorney for the beneficiary, trustee, or successor of either, corporate or otherwise.

I made service of the attached original Trustee's Notice of Sale upon the individuals and other legal entities to be served, named below, by delivering true copies of said Notice of Sale certified to be such by the attorney for the trustee or successor trustee, along with a copy of Notice Under the Fair Debt Collection Practices Act, upon the OCCUPANTS at the following address:

3957 BOARDMAN AVENUE, KLAMATH FALLS, OREGON 97603, as follows:

Personal service upon Shelly Workman by delivering said true copy, personally and in person, at above address on September 29, 1998 at 3:50 P.m.

Personal service upon _____ by delivering said true copy, personally and in person, at the above address on _____, 199__ at _____ m.

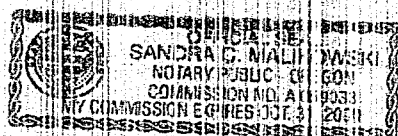
Substitute service upon Don Henderson by delivering said true copy, at his/her usual place of abode as indicated above, to Shelly Workman who is a person over the age of 14 years and a member of the household on September 29, 1998 at 3:50 P.m.

Substitute service upon _____ by delivering said true copy, at his/her usual place of abode as indicated above, to _____ who is a person over the age of 14 years and a member of the household on _____, 199__ at _____ m.

I declare under the penalty of perjury that the above statement is true and correct.

Ed. Exenman
Ed. Exenman 156197

SUBSCRIBED AND SWORN to before me this 30 day of September, 1998.



Sandra C. Malickowski
Notary Public for Oregon

7392

by Arthur Kane