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Vol. 1799 Page 6085

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from

Dennis M. and Charlene E. Barcus

To

Grantor

James R. Uerlings

Successor

Trustee

After recording, return to (Name, Address, Zip):

James R. Uerlings

110 N 6th Street

Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____ Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

STATE OF OREGON, County of Klamath) ss:
I, James R. Uerlings

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

ADDRESS

1) Klamath County Tax Collector
Personal Property Tax Warrants

305 Main Street
Klamath Falls, OR 97601

2) Dennis M. Barcus

2389 Bell Court, Apt #4
Medford, OR 97504-1759

3) Charlene E. Barcus

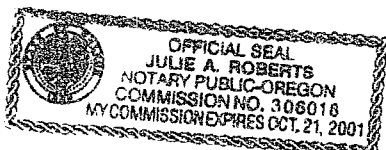
6645 West Ripon Road
Manteca, CA 95337

Re: Loan 130200-2

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 James R. Uerlings, 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 Klamath Falls, Oregon, on February 3, 1999. 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.



James R. Uerlings

Subscribed and sworn to before me on February 22, 1999

Notary Public for Oregon

My commission expires 10/21/01

WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRUSTEE'S NOTICE OF SALE

6086

Reference is made to that certain trust deed made by Dennis M. Barcus and Charlene E. Barcus

Amerititle, as grantor, to
in favor of Forest Products Federal Credit Union, as trustee
dated January 27, 1997, recorded January 31, 1997, in the mortgage records of
Klamath County, Oregon, in Book M97, at page 2900, or
as trustee, covering the following described real
property situated in said county and state, to-wit:

Lot 9, Block 1, TRACT 1218, DODDS HOLLOW ESTATES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

James R. Uerlings, Attorney-at-Law, appointed Successor Trustee on January 22, 1999.
Said appointment was recorded on January 26, 1999 in Volume M99, page 2676 in the
records of Klamath County, Oregon.

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 de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums:

- 1) Failure to make monthly payments of \$1,200.49 for the months of September through
December 31, 1998 and January 1999 and each month thereafter.
- 2) Late payment fees of \$265.65 through January 1999 and thereafter at \$53.13 per month.
- 3) Failure to pay farm use deferment taxes to Klamath County of \$823.05 plus interest.

Loan #130200-2

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:
\$152,806.14 plus interest on the principal balance of \$148,274.55 at 7.625% per annum from
December 31, 1998 until paid, plus attorney fees, trustee fees, and costs of foreclosure,
as allowed by Oregon law.

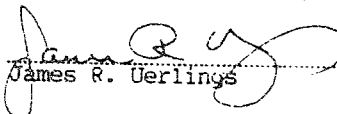
Loan #130200-2

WHEREFORE, notice hereby is given that the undersigned trustee will on June 24, 1999,
at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
110 N. 6th 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 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 under the obligation or trust deed, and in addition to paying said sums or tendering the per-
formance 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 1-27, 1999


James R. Uerlings

Successor Trustee

State of Oregon, County of Klamath, 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.

Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James R. Uerlings the 22nd day
of February A.D., 1999 at 3:54 o'clock P. M., and duly recorded in Vol. M99
of Mortgages on Page 6085

Linda Smith, County Clerk

FEE \$15.00

by Kathleen Rosa