

NT

75015

99 FEB 22 P3:55

Vol. 1199 Page 6087

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Dennis M. and Charlene E. Barcus

To Grantor

James R. Uerlings

Trustee

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

James R. Uerlings
110 N 6th Street
Klamath Falls, OR 97601SPACE RESERVED
FOR
RECORDER'S USESTATE 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/instru-
ment/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 Warrants305 Main Street
Klamath Falls, OR 97601

2) Dennis M. Barcus

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

3) Charlene E. Barcus

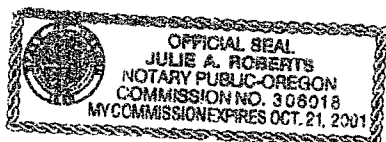
6645 West Ripon Road
Manteca, CA 95337

Re: Loan 130200-3

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 benefi-
ciary 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 _____, 19____. With respect to each person listed above, one
such notice was mailed with postage hereon 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 _____, 19____

Notary Public for Oregon

My commission expires _____ 10/21/01 _____

* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

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

TRUSTEE'S NOTICE OF SALE

6088

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

, as grantor, to

Amerititle

, as trustee,

in favor of Forest Products Federal Credit Union

, as beneficiary,

dated January 27, 1997, recorded January 31, 1997, in the mortgage records ofKlamathCounty, Oregon, in Volume No. M97at page 2906, or ~~as trustee, this instrument, and for the redemption of the same, (indicate when), 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 January 26, 1999 in Volume M99, page 2677 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 default for which the foreclosure is made is grantor's failure to pay when due the following sums:

- 1) Failure to make monthly payments of \$127.35 for the months of September through December 31, 1998 and January 1999 and each month thereafter.
- 2) Late payment fees of \$31.85 through January 1999 and thereafter at \$6.37 per month.
- 3) Failure to pay farm use deferment taxes to Klamath County of \$823.05 plus interest.

Loan #130200-3

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:

\$9,340.45 plus interest on the principal balance of \$9,042.61 at 9.125% per annum from December 31, 1998 until paid, plus attorney fees, trustee fees and costs of foreclosure, as allowed by Oregon law.

Loan #130200-3

WHEREFORE, notice hereby is given that the undersigned trustee will on June 24, 1999, at the hour of 11:05 o'clock, A.M., in accord with the standard of time established by ORS 167.110, 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 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 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 3:55 o'clock P.M. and duly recorded in Vol. M99 of Mortgages on Page 6087

Linda Smith, County Clerk

FEE

\$15.00

by Kathleen Ross