

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

RE: Trust Deed from

LEA FRASIER

1999 AUG 23 11:26

To Grantor
AMERITITLE, an Oregon corp

SPACE RESERVED
FOR
RECORDERS USE

By Trustee
BROWN, HUGHES AND A ROTE
ATTORNEYS AT LAW

P.O. BOX 1249

GRANTS PASS, OR 97528-0311

Vol M99 Page 33839

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

MTC 47776

STATE OF OREGON, County of Josephine) ss:
I, Michael J. Bird

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

Lea Frasier

1764 Ivory, Klamath Falls, OR 97603

Christopher A. Newton

5629 Independence Ave, Klamath Falls, OR 97603

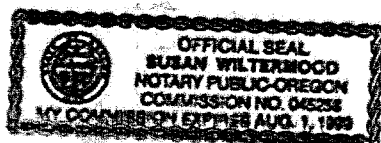
Carter Jones Collections, LLC

1143 Pine Street, Klamath Falls, Oregon 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 Michael J. Bird, 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 Grants Pass, Oregon, on April 26, 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.



Subscribed and sworn to before me on April 26, 1999

Susan Wiltermood
Notary Public for Oregon

My commission expires 8/1/99

* Where that 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.

I certify this document is an exact
and complete copy of the original.

BROWN, HUGHES, BIRD & ROLE

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described herein is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed.

Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: LEA FRASIER

Trustee: JOSEPHINE COUNTY TITLE COMPANY, an Oregon Corporation

Successor Trustee: MICHAEL J. BIRD

Beneficiary: FRED A. WALLACE AND PATRICIA A. WALLACE, or the survivor thereof; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812, Official Records of Klamath County, Oregon,

2. Property covered by the trust deed:

The South 100 feet of TRACT 60, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address:
1764 IVORY
KLAMATH FALLS, OR 97603

3. The trust deed was dated January 16, 1997, recorded January 16, 1998, in the mortgage records of Klamath County, Oregon, as Volume No. M98, at page 1626, Official Records of Klamath County, Oregon; Said beneficial interest of Wallace was assigned to LIE TAN, by instrument recorded November 6, 1998, Vol M98, Page 40812, Official Records of Klamath County, Oregon,

4. Default for which foreclosure is made is failure to pay the following:

- (a) Monthly payments of \$590.63 each commencing February 13, 1998 and

thereafter,

- (b) 1998-99 delinquent real property taxes, plus interest thereon.
 - (c) Assessment charges of Enterprise Irrigation District plus interest, if any;
 - (d) Assessment charges of Klamath County Drainage District plus interest, if any;
 - (e) Assessment charges of South Suburban Sanitary District plus interest, if any;
 - (f) Assessment charges of North Shasta Lighting District plus interest, if any;
5. The sums owing on the obligation secured by the trust deed is:
- (a) The principal sum of \$47,250, with interest thereon at the rate of 15.000 percent per annum beginning January 13, 1998, until paid;
 - (b) 1998-99 delinquent real property taxes, plus interest thereon.
 - (c) Assessment charges of Enterprise Irrigation District plus interest, if any;
 - (d) Assessment charges of Klamath County Drainage District plus interest, if any;
 - (e) Assessment charges of South Suburban Sanitary District plus interest, if any;
 - (f) Assessment charges of North Shasta Lighting District plus interest, if any;
 - (g) 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 beneficiary's interest therein.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of default was recorded on April 22, 1999, in Volume M99, Page 14924, MTC 47776, Official Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on September 7, 1999, at 10:00 o'clock, A.M., standard time as established by ORS 187.110, at the front steps of AmeriTitle, 222 South Sixth Street, Klamath Falls, Oregon, 97601, Klamath County, Oregon, 97601, which is the hour, date and place last set for the sale.

8. Interested persons are notified of the right under ORS 86.753 to have this 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, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this notice, at any time prior to five (5) days before the date the successor trustee conducts the sale.

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

DATED this 26 day of April, 1999.



MICHAEL J. BIRD, SUCCESSOR TRUSTEE

State of Oregon, County of Klamath
Recorded 8/23/99, at 11:26 a. m.
In Vol. M99 Page 33839
Linda Smith,
County Clerk Fee \$ 25 - KD