

K-53782

Vol M99 Page 34395

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON)

County of Marion)

ss 1999 AUG 25 PM 3:02

I, Gordon R. Hanna, being first duly sworn, depose and say that at all times mentioned I was and now am a resident of the State of Oregon, a competent person, over 18 years of age, and not the beneficiary or his successor in interest named in the attached original notice of sale given under the terms of the trust deed described in the 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, return receipt requested, to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, as follows:

Edmond and Barbara Andersch
2301 Linda Vista
Klamath Falls, OR 97601

Fodac, Inc.
c/o David B. Connell, Registered Agent
343 NW 7th St.
Corvallis, OR 97330

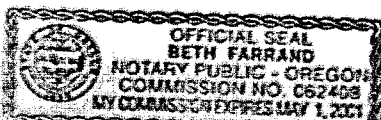
Frigidaire Financial Corporation
c/o CT Corporation System, Registered Agent
520 SW Yamhill, Suite 800
Portland, OR 97204

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 required by ORS 86.785.

Each of the notices mailed was certified to be a true copy of the original notice of sale by me, Gordon R. Hanna, Trustee, as named in the notice, each such copy was contained in a sealed envelope, with postage fully prepaid, and was deposited by me in the United States post office at Salem, Oregon, on April 14, 1999. With respect to each person listed above, one notice was mailed with postage sufficient for first class delivery to the address indicated, and another notice was mailed by certified mail with a proper form to request and obtain a return receipt and with postage sufficient to accomplish the same. Each of the notices 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 successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 14th day of April, 1999.



Beth Farrand
Notary Public for Oregon

PAGE 1 - AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

AFTER RECORDING RETURN TO:

Gordon R. Hanna
PO Box 4591
Salem, OR 97302

TRUSTEE'S NOTICE OF SALE

Edmond Andersch and Barbara Andersch, as Grantors, made, executed, and delivered to Gordon R. Hanna, Trustee, in favor of Elizabeth Igl and David Igl, as Beneficiaries, that certain trust deed dated October 10, 1996 and recorded October 11, 1996, in Volume M96, Page 32344, of the Records of Klamath County, Oregon, covering the following described real property situated in said County and State:

Lots Nine through Fifteen (9-15), Block Six (6), Second Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 ORS 86.735(3); the default for which the foreclosure is made is grantors' failure to pay when due the monthly installments according to the terms of her promissory note, secured by the trust deed described above as follows:

Monthly Payments in the amount of \$2,281.69 each, from June 1998 to April 1999
 (11 X \$2,281.69 = \$25,098.59).

By power given the Beneficiary under said Trust Deed, Beneficiary herewith declare all sums due under said Trust Deed to be immediately due, owing, and payable without further demand. The true amount due and owing the Beneficiary by the Grantor herein as of April 1, 1999, is as follows:

\$220,000.00	Principal
\$60,039.12	Accrued interest to April 1, 1999
\$280,039.12	Total due as of April 1, 1999 (interest accrues on the principal from April 1, 1999 at the rate of 10% per annum)

Notice is hereby given that the undersigned will on TUESDAY, AUGUST 31, 1999, at 11:00 o'clock a.m., Standard Time, on the front steps of the KLAMATH COUNTY COURTHOUSE, Klamath Falls, Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantors had or had power to convey at the time of the execution by them 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 to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had not default occurred), together with costs, trustee's and attorney's fees as provided by ORS 86.753, and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation of the trust deed at any time prior to five (5) days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "Grantor" includes any successor in interest to the Grantor as well as each and all other persons owing an obligation, the performance of which is secured by said trust deed, the word "Trustee" includes any successor trustee, and the word "Beneficiary" includes any successor in interest of the Beneficiary first named above.

DATED this 9 day of April, 1999.


 Trustee

STATE OF OREGON, County of Marion) ss.

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

Witness my hand and seal this _____ day of _____, 1999.

Trustee

After Recording Return To:
 Gordon Hanna, P.C.
 PO Box 4591
 Salem, OR 97302

TRUSTEE'S NOTICE OF SALE - PAGE 1

34397



**TRUSTEE'S AFFIDAVIT
AS TO NON-OCCUPANCY**

RE: Trust Deed from

Edmond Andersch and Barbara Andersch

To

Grantor

Elizabeth Igl and David Igl

Trustee

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

Gordon R. Hanna

PO Box 4591

Salem, OR 97302

SPACE RESERVED
FOR
RECORDERS 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/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, Gordon R. Hanna

being first duly sworn, depose, say and certify that:

I am the

Edmond Andersch and Barbara Andersch

trustee in that certain trust deed executed and delivered by

Gordon R. Hanna

, as grantor, to

in favor of Elizabeth Igl and David Igl

, as trustee,

dated October 10, 1996, recorded

October 11, 1996, in the Records of

Klamath

County, Oregon, in book/reel/volume No. 896

at page 32344, and/or as

fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property

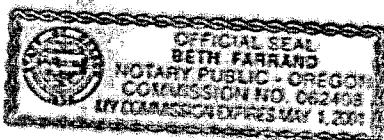
situated in the above-mentioned county and state, to-wit:

Lots Nine through Fifteen (9-15), Block Six (6), Second Hot Springs Addition to
the City of Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

I hereby certify that on April 19, 1999, the above described real property was not occupied.
The word "trustee," as used in this affidavit means any successor trustee to the trustee named in the trust deed described above.

Gordon R. Hanna

Trustee



Subscribed and sworn to before me August 17, 1999

Beth Farrand

Notary Public for Oregon

My commission expires 5-1-01

AFFIDAVIT OF NON-OCCUPANCY

STATE OF OREGON

County of Klamath

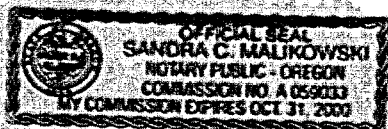
I, Jeffrey K Hamer, being first duly sworn, depose and say: That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of Klamath county, State of Oregon. I am not a party to, an attorney in, or interested in any suit or action involving the property described below.

That on the 19 DAY OF April, 1999, after personal inspection, I found the following described real property to be unoccupied.

Commonly described as, (street address) 1400 Esplanade
Klamath Falls, OR 97601

Jeffrey K Hamer

Subscribed and Sworn to before me this 20 day of April, 1999.



Sandra C Malikowski
Notary Public for Oregon
My Commission expires: 10/31/2003

Affidavit of Publication

34399

STATE OF OREGON, COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager,
being first duly sworn, depose and say
that I am the principal clerk of the
publisher of the Herald and News
a newspaper in general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the
aforesaid county and state; that the
LEGAL #2405

TRUSTEE'S NOTICE

a printed copy of which is hereto annexed.
was published in the entire issue of said
newspaper for FOUR

(4) insertion(s) in the following issues:
JULY 8, 15, 22, 29, 1999

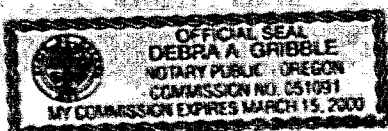
Total Cost: NO CHARGE

Subscribed and sworn before me this 18th
day of AUGUST 19 99

Debra A. Grizzle

Notary Public of Oregon

My commission expires 3-15 20 00



TRUSTEE'S NOTICE OF SALE

Edmond Andersch and
Barbara Andersch, as
Grantors, made, exe-
cuted, and delivered to
Gordon R. Hanna, Trust-
ee, in favor of Eliza-
beth Igl and David Igl,
as Beneficiaries, that
certain trust deed dated
October 10, 1994, and
recorded October 11,
1994, in Volume M96,
Page 32344, of the
Records of Klamath
County, Oregon, cover-
ing the following de-
scribed real property
situated in said County
and State:

Lots Nine through
Fifteen (9-15), Block
Six (6), Second Hot
Springs Addition to the
City of Klamath Falls,
according to the official
plat thereof on file in
the office of the County
Clerk of Klamath Coun-
ty, Oregon.

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 de-
fault has been recorded
pursuant to ORS
84.735(3); the default
for which the foreclo-
sure is made is gran-
tors' failure to pay
when due the monthly
installments according
to the terms of her
promissory note, se-
cured by the trust deed
described above as fol-
lows:

Monthly Pay-
ments in the amount of
\$2,281.69 each, from
June, 1994 to April, 1999
(11 X \$2,281.69 =
\$25,098.59).

By power given the
Beneficiary under said
Trust Deed, Benefici-
ary herewith declare all
sums due under said
Trust Deed to be imme-
diately due, owing, and
payable without further
demand. The true
amount due and owing
the Beneficiary by the
Grantor herewith is as fol-
lows:

\$220,000.00 Princi-
pal
\$40,039.12 Ac-
crued Interest to April
1, 1999
\$260,039.12 Total
due of April 1, 1999 (in-
terest accrued on the
principal from April 1,
1999 at the rate of 10%
per annum.

Notice is hereby given
that the undersigned
will on TUESDAY, AU-
GUST 31, 1999, at 11:00
o'clock a.m., Standard
Time, on the front steps
of the KLAMATH
COUNTY COURT-
HOUSE, Klamath Falls,
Oregon, sell at public
auction to the highest
bidder for cash the in-
terest in the said de-
scribed real property
which the grantors had
or had power to convey
at the time of the exe-
cution by them of the
trust deed, to satisfy
the foregoing obliga-
tions thereby secured
and the costs and ex-
penses of sale, includ-
ing a reasonable charge
by the trustee.

Notice is further given
that any person named
in ORS 84.753 has the
right to have the fore-
closure proceeding dis-
missed and the trust
deed reinstated by pay-
ment of the entire
amount due (other than
such portion of said
principal as would not
then be due had not de-
fault occurred), togeth-
er with costs, trustee's
and attorney's fees as
provided by ORS 84.753,
and by curing any other
default complained of
herein that is capable
of being cured by ten-
dering the performance
required under the obli-
gation of the trust deed
at any time prior to five
(5) days before the
date set for said sale.

In construing this no-
tice and whenever the
context hereof so re-
quires, the masculine
gender includes the
feminine and the neu-
ter, the singular includes
the plural, the word
"Grantor" includes any
successor in interest to
the Grantor as well as

each and all other per-
sons owing an obliga-
tion, the performance
of which is secured by
said trust deed, the
word "Trustee" in-
cludes any successor
Trustee, and the word
"Beneficiary" includes
any successor in inter-
est of the Beneficiary
first named above.

Dated this 9 day of
April, 1999.

Gordon R. Hanna
Trustee
#2405 July 8, 15, 22, 29,
1999

State of Oregon, County of Klamath
Recorded 8/25/99, at 3:02 p.m.
In Vol. M99 Page 34395
Linda Smith,
County Clerk Fee \$ 30 - ke