K-53782

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

STATE OF OREGON

County of Marion

**F99 AUG 25 FN 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 7* St. Corvatis, OR 97330

Frigidaire Financial Corprotation 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 147 day of April, 1999.

DY COMMISSIONED PRES MAY

Notary Public for Oregon

PAGE 1 - AFFIDAVIT OF MAILING TRUSTEES 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 Ekzabeth Igl and David Igl, as Beneficiaries, that certain trust deed dated October 10, 1996and 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 Accrued interest to April 1, 1999 \$60.039.12

Total due as of April 1, 1999 (interest accrues on the principal from \$280,039.12

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 4 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.

Trustee

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

TRUSTEE'S NOTICE OF SALE - PAGE 1

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APPIDAVIT OF HON-OCCUPANCY

County of	Clamath				
I, Leftrey C Hamar , being first duly sworn, depose and says. That I am, and have been at all material times hereto, a competent person over the age of eighteen years and a resident of county, State of Oregon. I am not a party to, an alterney in, or interested in any suit or action involving the property described below.					
That on	the 19 DAY OF	Agrel_	,1991 , after personal		
inspection.	I found the	following de	escribed real property to be un-		
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	NOTARY PUBLIC - OREGO COMMASSION NO A 05903	5 2	Notary Public for Oregon	. 1.	

Affidavit of Publication

STATE OF OREGON. COUNTY OF KLAMATH

I, Larry L. Wells, Business Manager, being first duly sworn, despose 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 owom before me this 18th Debia a Suit Notary Public of Oregon

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Grantors, made, executed, on Gordon R. Hama, Trustee of Grown R. Hama, Trustee of Grown R. Hama, Trustee of April 1, 1999 (interest in favor of Elizabeth lof and David Igl. as Beneficiaries. Inatter of October 18, 1998, and recorded October 19, 1998, and Incorded October 19, 1998, and Indice is Bereby given any successor in interest of October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby given that the undersigned recorded October 19, 1998, and Indice is Bereby (includes and Indice in the Word Trustee of Word Trustee and Indice in the Word Trustee and Indice in the Indice in the Indice in the In

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OFFICAL SEAL DEBRAA GRIBBLE NOTARY PUBLIC DRESON COMMISSION NO. 051091 MY COMMISSION EXPIRES MARCH 15, 7000

My commission expires

3-15 20 00

State of Oregon, County of Klamath Recorded 8/25/99, at 3.02 p.m. In Vol. M99 Page 34395 Linda Smith, Fee\$ 30 - Ne. County Clerk