

ASPEN 04049913
AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

44622

STATE OF OREGON, County of Multnomah) ss.

I, Laura L. Henderson, being first duly sworn, depose, and say and certify 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 beneficiary's successor in interest named in the attached original notice of sale given under the terms of that certain deed described in said 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 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

Melanie D. Jones

730 NE 10th Street #C, Gresham, OR 97030-5626

Said 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 so mailed was certified to be a true copy of the original notice of sale by Laura L. Henderson for the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland Oregon, on July 28, 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 and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said 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.



Laura L. Henderson
Subscribed and sworn to before me on July 28th, 1999

Laura M. Lucero

Notary Public for Oregon.

My commission expires 10-20-99

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

RE: Trust Deed from
Melanie D. Jones

Granter

to

Paul S. Cosgrove, Esq.

Trustee

AFTER RECORDING RETURN TO

Paul S. Cosgrove
Lindsay Hart Neil & Weigler LLP
Suite 3400, 1300 SW Fifth
Portland, OR 97201

State of Oregon, County of Klamath
Recorded 11/08/99, at 3:27 p.m.
In Vol. M99 Page 44621
Linda Smith,
County Clerk Fee \$ 15⁰⁰

65009-133

2012

Affidavit of Publication

Vol. M99 Page 44623

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 2618

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:

September 21, 18, October 5, 12, 1999

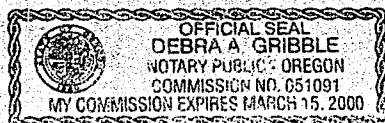
Total Cost: \$621.00

Subscribed and sworn before me this 12th
day of October 1999

Debra A. Gribble

Notary Public of Oregon

My commission expires March 15 2000



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Melanie D. Jones as grantor, to First American Title Insurance Company of Oregon as trustee, in favor of Associates Financial Services Company of Oregon, Inc., as beneficiary, dated May 27, 1998, recorded June 15, 1998, in the mortgage records of Klamath County, Oregon, in book M-98 at page 20269, as recorder's fee no. 59748, covering the following described real property situated in said county and state, to-wit: Block 213, Mills Second 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. EXCEPTING THEREFROM the West 1 foot.

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:

Monthly payments for March 1999 through 10/1999, in the amount of \$2,897.30, plus real property taxes for 1998-99.

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:

As of March 1, 1999, the principal sum of \$50,415.87, plus interest thereafter, plus any sums advanced by the

beneficiary or beneficiary's successor in interest for the protection of the above described property, plus attorney and trustee's fees incurred by reason of said default.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 18, 1999, at the hour of 11:00 a.m., in accordance with the standard of time established by ORS 86.735, at the center entrance to the Post Office Building also known as the Federal Building, 317 South Seventh Street, in the City of Klamath Falls,

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 86.735 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 of 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, 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 86.735).

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.

The Federal Fair Debt Collection Practices Act requires we state: This is an attempt to collect a debt and any information obtained will be used for that purpose.

DATED: July 12, 1999
Paul S. Cosgrove,
Successor Trustee

State of Oregon, County of Multnomah ss:

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

Laura L. Henderson,
For said Trustee
#2618 September 21, 28,
October 5, 12, 1999

State of Oregon, County of Klamath
Recorded 11/08/99, at 3:27 p.m.
In Vol. M99 Page 44623
Linda Smith,
County Clerk Fee \$16⁰⁰