

04 DEC 9 AM 9:36

Vol M04 Page 84323AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Miranda Drean

To

Grantor

Western Title and Escrow Company*

Trustee

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

Paul Heatherman

1195 NW Wall Street

Bend, OR 97701

State of Oregon, County of Klamath

Recorded 12/09/04 4:36 a mVol M04 Pg 84323-24

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2STATE OF OREGON, County of Deschutes) ss:
I, A. Lillah McBride

, 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

Miranda Drean

149347 Snuffy Drive
LaPine, OR 97739

*Paul Heatherman is successor trustee

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 Paul Heatherman

, 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 Bend, Oregon, on November 30, 2004, 19____. 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.

Lillah McBride
Lillah McBrideSubscribed and sworn to before me on November 30 2004Rachelle Canaday
Notary Public for OregonMy commission expires 6/19/06OFFICIAL SEAL
RACHELLE CANADAY
NOTARY PUBLIC-OREGON
COMMISSION NO. 358546
MY COMMISSION EXPIRES JUN. 9, 2006

* 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.

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ON

TRUSTEE'S NOTICE OF SALE

84324



Miranda Drean

Reference is made to that certain trust deed made by

Western Title and Escrow Company *, as grantor, to
 in favor of John S. Dunlap, as trustee,
 dated Dec. 6, 2002, 19_____, recorded Jan. 22, 2003, 19_____, in the mortgage records of
 Klamath County, Oregon, in book/reel/volume No. M-03 at page 3945, or
 as fee/title/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
 property situated in said county and state, to-wit:

Lot 9, Block 20, Tract 1082, Third Addition to River Pines Estates

*Paul Heatherman is successor Trustee

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:

\$2,250.00

Two-thousand two hundred and fifty

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:

\$48,744.43

Forty-eight thousand seven hundred and forty-four & 43/100

WHEREFORE, notice hereby is given that the undersigned trustee will on March 25, 2005, 19_____,
 at the hour of 11:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at
 Klamath County Courthouse

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 per-
 formance 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 Nov. 23, 2004, 19_____,

Paul Heatherman

Trustee

State of Oregon, County of _____ 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

If the foregoing is a copy to be served pursuant to
 ORS 86.740 or ORS 86.750(1), fill in opposite
 the name and address of party to be served.

SERVE: