

**M05-64336**

Klamath County, Oregon

09/15/2005 12:29:32 PM

Pages 2 Fee: \$26.00

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE**STATE OF OREGON, County of Klamath, ss:I, Linda Crane, 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

Rolando G. Alonso, Jr. and Rheiza M. Alonso, 545 Marine Drive, Anigua, Guam 96910

Oregon Shores Recreational Club 2019 Meadowview Drive, Chiloquin, OR 97624

*Re-recorded to attach Trustee's Affidavit as to Non-Deceitancy*

**M05-64486**

Klamath County, Oregon

09/19/2005 08:05:21 AM

Pages 3 Fee: \$31.00

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 Donald R. Crane, attorney 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 Chiloquin, Oregon, on May 9, 2005. 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.

*Linda Crane*

Subscribed and sworn to before me on

*June 2, 2005*

*Karen Chesney*

Notary Public for Oregon. My commission expires

*9-2-06*

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE****RE: Trust Deed from**

Rolando G. Alonso, Jr., and Rheiza M. Alonso, h&w, as tenants by the entirety

**Grantor**

TO

Donald R. Crane

**Successor Trustee**

AFTER RECORDING RETURN TO

Donald R. Crane  
Attorney at Law  
37070 Highway 62  
Chiloquin, OR 97624

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

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 \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

\* 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.

EC

NO PART

ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM

BY ANY ELECTRONIC OR MECHANICAL MEANS.



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Rolando G. Alonso, Jr., and Rheiza M. Alonso, husband and wife, as tenants by the entirety, as grantor, to Aspen Title & Escrow, Inc., an Oregon corporation, as trustee, in favor of Weststar Loan Servicing, Inc., as beneficiary, dated August 1, 1991, recorded on February 24, 1992, in the Records of Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M-92 at page 3767, or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in that county and state, to-wit:

Lot 25, Block 35, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017BA TL 02100 KEY #233713

Both 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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made in grantor's failure to pay when due the following sums:

\$9,326.94 principal and \$903.49 taxes and interest for 1998 through 2004, paid by beneficiary on February 22, 2005.

By reason of the default just described, the beneficiary has declared all sums owing on the obligation secured by the trust deed immediately due and payable, those sums being the following, to-wit:

\$9,326.94 plus interest thereon at the rate of 9.5% per annum from December 27, 1993, until paid and \$903.49 plus interest thereon at the rate of 9% per annum from February 22, 2005, until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on September 19, 2005, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 37070 Highway 62

in the City of Chiloquin, County of Oregon, State of Oregon, sell at public auction to the highest bidder for cash the interest in the real property described above which the grantor had or had power to convey at the time of the execution by grantor of the trust deed together with any interest which the grantor or grantor's successors in interest acquired after the execution of the trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of the 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 those 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, together with trustee and attorney fees not exceeding the amounts provided by 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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED May 6, 2005

\_\_\_\_\_  
Successor, Trustee

37070 Highway 62

ADDRESS

Chiloquin, OR 97624 (541) 783-7725

CITY

STATE

ZIP

PHONE

State of Oregon, County of Klamath) 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 Trustee

SERVE:\*

EC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



# TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

Rolando G. Alonso, Jr., and Rheiza  
M. Alonso, husband and wife, as  
tenants by the entirety

To

Grantor

Donald R. Crane

Successor

Trustee

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

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

Donald R. Crane  
Attorney at Law  
37070 Highway 62  
Chiloquin, OR 97624

STATE OF OREGON,

} ss.

County of KlamathI, Donald R. Crane

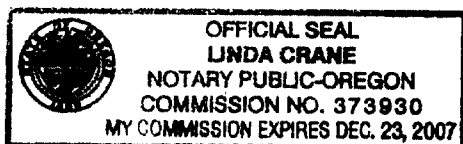
being first duly sworn, depose, say and certify that:

I am the successor trustee in that certain trust deed executed and delivered by Rolando G. Alonso, Jr. and Rheiza M. Alonso, husband and wife, as tenants by the entirety, as grantor, to Donald R. Crane, as trustee, in favor of Weststar Loan Servicing, Inc., as beneficiary, dated August 1, 1991, recorded on February 24, 1992, in the Records of Klamath County, Oregon, in ☐ book ☐ reel ☒ volume No. M-92 at page 3767, 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:

Lot 25, Block 35, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017BA TL 02100 KEY #233713

I hereby certify that on September 15, 2005, 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.

SIGNED AND SWORN TO before me on September 15, 2005

Successor

Trustee

Linda Crane  
Notary Public for Oregon

My commission expires 12/23/07