

M06-03970

Klamath County, Oregon

03/03/2006 02:09:27 PM

Pages 4 Fee: \$36.00

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

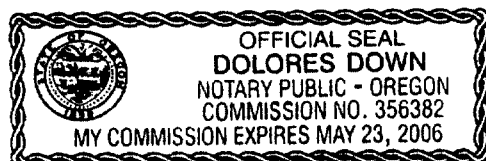
Virginia Dolar Oppus, Box 24067, Guam Main Facility, Guam 99 96921

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

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 November 10, 2005, ~~xx~~. 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 CraneSubscribed and sworn to before me on January 6, 2006Dolores DownNotary Public for Oregon. My commission expires 5-23-2006AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from
Virginia Dolar Oppus

Grantor

Donald R. Crane TO

Successor Trustee

AFTER RECORDING RETURN TO

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

STATE OF OREGON, } ss.
County of _____

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 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

Virginia Dolar Oppus, an
unmarried woman

To

Grantor

Aspen Title & Escrow, Inc., an
Oregon Corporation

Trustee

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

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

I certify that the within instrument was
received for recording on _____,
at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

STATE OF OREGON,

County of Klamath } ss.I, Donald R. Crane

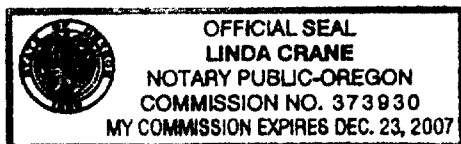
being first duly sworn, depose, say and certify that:

I am the successor trustee in that certain trust deed executed and delivered by
Virginia Dolar Oppus, an unmarried woman, as grantor, to
Donald R. Crane as trustee,
in favor of Weststar Loan Servicing, Inc., as beneficiary,
dated May 28, 1988, recorded on September 29, 1988, in the Records of
Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M-88 at page 16255,
~~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 15, Block 27, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to
the official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

CODE 118 MAP 3507-017CD TL 01800 KEY #236462

I hereby certify that on March 2, 2006, 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 March 2, 2006

Linda Crane
Notary Public for Oregon

My commission expires 12/23/07

Trustee

364

EC

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



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Virginia Dolar Oppus, an unmarried woman, as grantor, to Aspen Title & Escrow Inc., an Oregon Corporation, as trustee, in favor of FN Realty Services, Inc., a California Corporation, as beneficiary, dated May 28, 1988, recorded on September 29, 1988, in the Records of Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M-88 at page 16255, or as ☐ for ☐ file ☐ instrument ☐ microfilm ☐ reception No. _____ (indicate which), covering the following described real property situated in that county and state, to-wit:

Lot 15, Block 27, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3507-017CD TL 01800 KEY #236462

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:

\$6,654.55 principal, plus interest thereon at the rate of 9.5 percent per annum from June 10, 1994, assessments to Oregon Shores Recreational Club, Inc., and Klamath County, Oregon, real property taxes commencing for the years 1998-1999.

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:

\$6,654.55 principal. plus interest thereon at the rate of 9.5 percent per annum from June 10, 1994; real property taxes for the years 1998-2005 in the amount of \$758.79 with interest thereon at the rate of 9 percent per annum from February 22, 2005, until paid; and Trustee's fees and costs incurred to the date of repayment.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 20, 2006, at the hour of 10:00 o'clock, AM., in accord with the standard of time established by ORS 187.110, at 37070 Highway 62

in the City of Chiloquin, County of Klamath, 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 November 9, 2005

Successor, Trustee

37070 Highway 62

ADDRESS

Chiloquin, OR 97624 (541) 783-7725

CITY

STATE

ZIP

PHONE

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 Trustee

SERVE:*

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, Jeanine P. Day, 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 I know from my personal knowledge that the

Legal # 8085

Notice of Sale/Virginia Dolar Oppus

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for: (4)
Four

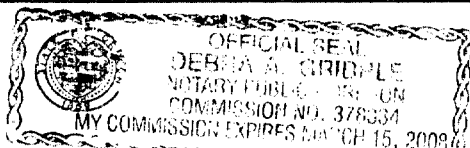
Insertion(s) in the following issues:
February 5, 12, 19, 26, 2006

Total Cost: \$690.90

Jeanine P. Day
Subscribed and sworn
before me on: February 26, 2006

Debra A. Grindle
Notary Public of Oregon

My commission expires March 15, 2008



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Virginia Dolar Oppus, an unmarried woman, as grantor, to Aspen Title & Escrow Inc., an Oregon Corporation, as trustee, in favor of FN Realty Services, Inc., a California Corporation, as beneficiary, dated May 28, 1988, recorded on September 29, 1988, in the Records of Klamath County, Oregon, in book No. M-88 at page 16255, covering the following described real property situated in that county and state, to-wit:

Lot 15, Block 27, Tract No. 1113, OREGON SHORES UNIT NO. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. CODE 118 MAP 3507-017CD TL 01800 KEY #236462.

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: \$6,654.55 principal, plus interest thereon at the rate of 9.5 percent per annum from June 10, 1994, assessments to Oregon Shores Recreational Club, Inc., and Klamath County, Oregon, real property taxes commencing for the years 1998-1999.

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: \$6,654.55 principal, plus interest thereon at the rate of 9.5 percent per annum from June 10, 1994; real property taxes for the years 1998-2005 in the amount of \$758.79 with interest thereon at the rate of 9 percent per annum from February 22, 2005, until paid; and Trustee's fees and costs incurred to the date of repayment.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 20, 2006 at the hour of 10:00 A.M. in accord with the standard of time established by ORS 187.110, at 37070 Highway 62 in the City of Chilquin, County of Klamath, 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 af-

ter 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 has 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: November 9, 2005. Donald R. Crane, Successor Trustee, 37070 Highway 62, Chilquin, OR 97624. (541) 783-7725.
#8085 February 5, 12, 19, 26, 2006.