

EC

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



AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

Alexander M. Castro

To

Grantor

Donald R. Crane

Successor

Trustee

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

Donald R. Crane, Attorney37070 Highway 62Chiloquin, OR 97624**M06-15111**

Klamath County, Oregon

07/27/2006 02:04:42 PM

Pages 5 Fee: \$41.00

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STATE OF OREGON, County of Klamath) ss:I, Linda Crane

, 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

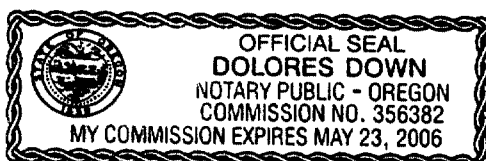
ADDRESS

Alexander M. Castro, PO Box 3792, Agana, Guam 96910

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 Donald R. Crane, 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 Chiloquin, Oregon, on April 5, 2006. 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.

SIGNED AND SWORN TO before me on April 7, 2006Linda Crane
Notary Public for OregonMy commission expires 5-23-2006

* 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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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Alexander M. Castro, married man as his separate property, as grantor, to Aspen Title & Escrow, Inc., an Oregon Corporation, as trustee, in favor of See Exhibit A, attached hereto, as beneficiary, dated February 23, 1991, recorded on June 17, 1991, in the Records of Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M-91 at page 11492, 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 2, Block 4, Tract No. 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County; Oregon.

CODE 116 MAP 3408-022CO TL 10700 KEY #208028

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:

\$14,795.97, plus interest thereon at the rate of 10% per annum from February 15, 2002, and Klamath County, Oregon, real property taxes for the years commencing 1995-1996.

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:

\$14,795.97, plus interest thereon at the rate of 10% per annum from February 15, 2002, until paid, together with trustee's fees and costs incurred herein until sale.

WHEREFORE, notice is hereby given that the undersigned trustee will on August 21, 2006, 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 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 April 3, 2006

_____, 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:*

Exhibit A

Trustee's Notice of Sale

Castro, Grantor

Dated: April 3, 2006

Beneficiary: FN Realty Services, Inc., a California Corporation, as Agent for Aspen Title & Escrow, Inc., an Oregon Corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation

EC

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TRUSTEE'S AFFIDAVIT AS TO NON-OCCUPANCY

RE: Trust Deed from

Alexander M. Castro

To

Grantor

Donald R. Crane

Successor

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

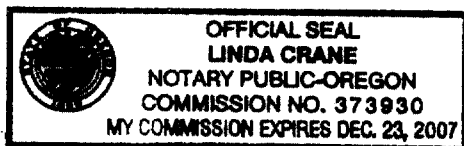
being first duly sworn, depose, say and certify that:

I am the SUCCESSOR trustee in that certain trust deed executed and delivered by
Alexander M. Castro, married man as his separate property
Aspen Title & Escrow, Inc., an Oregon Corporation, as grantor, to
in favor of See Exhibit A, attached hereto, as trustee,
dated February 23, 1991, recorded on June 17, 1991, in the Records of
Klamath County, Oregon, in ☒ book ☐ reel ☐ volume No. M-91 at page 11492,
~~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 2, Block 4, Tract No. 1029, SPRAGUE RIVER PINES, according to the
official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

CODE 116 MAP 3408-022CO TL 10700 KEY #208028

I hereby certify that on July 26, 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 7-26-06

Linda Crane
Notary Public for Oregon

My commission expires 12/23/07

Exhibit A

Trustee's Affidavit as to Non-Occupancy
Castro, Grantor

Beneficiary: FN Realty Services, Inc., a California Corporation, as Agent for Aspen Title & Escrow, Inc., an Oregon Corporation as Trustee for Perla Enterprises, Inc., an Oregon Corporation and Western Zapata Land Corp., a Nevada Corporation