

12975

Vol. 182 Page 7970

STATE OF OREGON, County of Multnomah, ss:

I, GEORGE C. REINMILLER,

being first duly sworn, depose, 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 his successor in interest named in the attached original notice of sale given under the terms of that certain trust 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 registered or certified mail to each of the following named persons at their respective last known addresses, to-wit:

NAME
Steven J. Garcia
Jeanne Garcia
Raoul C. Gutierrez
Candice I. Gutierrez
William V. Norval
Shirley L. Norval

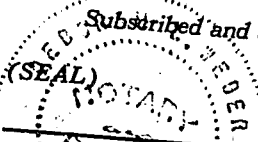
ADDRESS
14125 SW 162nd, Tigard, OR 97223
14125 SW 162nd, Tigard, OR 97223
End of Pine St., Chiloquin, OR 97624
End of Pine St., Chiloquin, OR 97624
End of Pine St., Chiloquin, OR 97624
End of Pine St., Chiloquin, OR 97624

Said persons include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any person requesting notice as provided in ORS 86.785.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by SANFORD KOWITT, 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 Portland, Oregon, on February 2, 1982. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

George C. Reinmiller  
GEORGE C. REINMILLER



Subscribed and sworn to before me this 21st day of June, 1982.

Deborah F. Weber  
Notary Public for Oregon. My commission expires 11-5-84.

PUBLISHER'S NOTE: An original notice of the sale, bearing the trustee's actual signature, should be attached to the foregoing affidavit.

**AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE TO GRANTOR, SUCCESSOR IN INTEREST TO GRANTOR, AND PERSON REQUESTING NOTICE**

RE: Trust Deed from

STEVEN GARCIA and  
JEANNE L. GARCIA

Grantor

TO  
MOUNTAIN TITLE COMPANY

Trustee

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER  
ATTORNEY AT LAW  
1015 OREGON NATIONAL BUILDING  
610 S.W. ALDER  
PORTLAND, OREGON 97208

(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 document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

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

## TRUSTEE'S NOTICE OF SALE

7971

Reference is made to that certain trust deed made, executed and delivered by JEANNE L. GARCIA, husband and wife as grantor, to Mountain Title Company as trustee, to secure certain obligations in favor of First Interstate Bank, N.A., First National Bank as beneficiary, dated October 19, 1978, recorded October 23, 1978, in the mortgage records of Klamath County, Oregon, in Book rec/volume No. M78 at page 23743, or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

The N 1/2 of the E 1/2 of GOVERNMENT LOT 9, IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Born the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent: Monthly payments of principal, interest and loan trust fund in the sum of \$547.54 each, commencing with the payment due on June 1, 1981, to and including December 1, 1981 and thereafter commencing on January 1, 1982, the monthly payment will be increased to \$580.56, and continuing each month until this trust deed is reinstated or goes to Trustees Sale; plus an accrued late charge in the amount of \$132.86 as of January 17, 1982, and a further monthly late charge of \$21.90 on each delinquent payment after the 17th day of February, 1982, plus an accrued Blanket Insurance charge of \$57.90, and a further monthly Blanket Insurance charge of \$28.95 commencing February 1, 1982, plus attorneys fees and Trustees fees, and other costs and expenses associated with this foreclosure including without limitation, foreclosure title report expense, publication costs and plus escrow account deficit balance of \$446.09.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

The sum of \$57,831.95 with interest thereon at the rate of 9.50% per annum from May 1, 1981, until paid, plus an accrued Blanket Insurance charge of \$57.90, and a further monthly Blanket Insurance charge of \$28.95 commencing February 1, 1982, plus attorneys fees and Trustees fees and other costs and expenses associated with this foreclosure including without limitation, foreclosure title report expense, publication costs and plus escrow account deficit balance of \$446.09.

A notice of default and election to sell and to foreclose was duly recorded January 28, 1982, Volume # M 82 at page 1122 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 25th day of June, 1982, at the hour of 2:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front door 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 him of the said trust deed, together with any interest which the grantor or his 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 Section 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Portland, Oregon, February 2, 1982.

GEORGE C. REINMILLER  
610 S.W. Alder Street -1015  
Portland, Oregon 97205  
Tel: (503) 222-1331

GEORGE C. REINMILLER - Successor-Trustee

State of Oregon, County of Multnomah

Trustee

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Portland, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

Return To:

GEORGE C. REINMILLER  
ATTORNEY AT LAW

1015 OREGON NATIONAL BUILDING  
610 S.W. ALDER

Attorney for said Trustee  
SANFORD KOWITT

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1982 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Vol M 82 of \_\_\_\_\_ Mtge on page 7970.

Fee \$ 8.00

EVELYN BIEHN

COUNTY CLERK

deputy