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25171

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR,  
SUCCESSOR IN INTEREST TO GRANTOR AND PERSON REQUESTING NOTICE

Vol. 1483 Page 10193

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

## ADDRESS

Jimmie Gilbert

P.O. Box 279  
San Marcos, California 92069

Sharon Gilbert

P.O. Box 279  
San Marcos, California 92069

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 December 21, 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 - Successor-Trustee

Subscribed and sworn to before me this 20th day of June, 1983

(SEAL)

PUBLIC

Stephen E. Rodenburg  
Notary Public for Oregon. My commission expires 2-22-87

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

JIMMIE GILBERT

SHARON GILBERT

Grantor

TO  
MOUNTAIN TITLE COMPANY

Trustee

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER

ATTORNEY AT LAW

1015 OREGON NATIONAL BUILDING

810 S.W. ALDER

PORTLAND, OREGON 97205

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES 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

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## TRUSTEE'S NOTICE OF SALE

10194

Reference is made to that certain trust deed made by JIMMIE L. GILBERT and SHARON L. GILBERT, husband and wife, as grantor, to Mountain Title Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary, dated December 17, 19 79, recorded December 17, 19 79, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M79 at page 28932 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8, said point being on the centerline of the County Road and being South 00° 53' 30" West a distance of 426.85 feet from the iron pin marking the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 8; thence South 00° 53' 30" West along the said centerline and the East line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , 306.09 feet to the Northeast corner of that tract of land described in Deed Volume 65, page 3062, as recorded in the Klamath County Deed Records; thence North 87° 51' 30" West along the Northerly line of said tract of land, 30.01 feet to the Westerly right of way line of said County Road; thence continuing North 87° 51' 30" West 216.76 feet to its North-west corner; thence North 04° 23' 00" East, generally along an existing fence, 301.28 feet; thence South 89° 06' 30" East 198.37 feet to the Westerly right of way line of said County Road; thence continuing South 89° 06' 30" East, 30.00 feet to the point of beginning, excluding that area along the Easterly side being within the said County Road right of way, with bearings based on Survey No. 2833, as recorded in the office of the Klamath County Surveyor.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 1, 1983, at the hour of 1:00 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED December 21, 19 82.  
GEORGE C. REINMILLER  
 610 S.W. Alder St. - 1015  
 Portland, Oregon 97205 222-1331  
 State of Oregon, County of Multnomah, ss:

GEORGE C. REINMILLER - Successor-Trustee  
 Trustee

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(2) or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE:

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 29th day of June A.D., 19 83 at 3:21 o'clock P M, and duly recorded in Vol M83, of 4 Mortgages on page 10193

Fee \$2.00

EVELYN BIEHN COUNTY CLERK  
 by [Signature] Deputy

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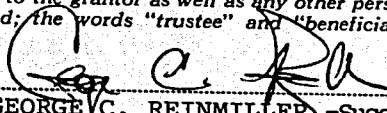
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments of \$975.42 each, commencing with the payment due June 1, 1982 and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus accrued late charges in the sum of \$546.28 as of November 16, 1982 and further late charges of \$39.02 on each delinquent payment after the 16th day of December, 1982; plus all other fees, costs and expenses associated with this foreclosure.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: The sum of \$98,792.26 with interest thereon at the rate of 11.25% per annum from May 1, 1982 until paid; plus all other fees, costs and expenses associated with this foreclosure.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 1, 1983, at the hour of 1:00 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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DATED December 21, 1982.  
GEORGE C. REINMILLER  
610 S.W. Alder St. - 1015  
Portland, Oregon 97205 222-1331  
State of Oregon, County of Multnomah, ss:

  
GEORGE C. REINMILLER - Successor-Trustee  
Trustee

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

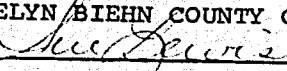
If the foregoing is a copy to be served pursuant to ORS 86.740(2) or ORS 86.750(1), fill in opposite the name and address of party to be served.

SERVE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 29th day of June A.D. 1983 at 3:21 o'clock P M, and duly recorded in Vol M83, of 4 Mortgages on page 10193

Fee \$2.00

EVELYN BIEHN COUNTY CLERK  
by  Deputy