

TRUSTEE'S NOTICE OF SALE

10207

FORM No. 890A—Oregon Trust Deed Series—AFFIDAVIT OF MAILING 120-DAY NOTICE.

Vol. 423 Page 10206

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25178

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

STATE OF OREGON, County of Multnomah, ss:

I, GEORGE C. REINMILLER

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

James Lattimer

Rosanne Lattimer

ADDRESS

1405 Derby Street  
Klamath Falls, Oregon  
97601

4185-D Bristol Ct.  
Klamath Falls, Oregon  
97601

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 29, 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 corpo-  
ration and any other legal or commercial entity.

George C. Reinmiller  
GEORGE C. REINMILLER - Successor-Trustee

Subscribed and sworn to before me this 17th day of June, 19 83



Phillip 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

James Lattimer  
Roxanne Lattimer

Grantor

TO  
Transamerica Title Insurance  
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-  
TRIES WHERE  
USED.)

STATE OF OREGON,  
County of ss.

I certify that the within instrument  
was received for record on the 19 day  
of June, 19 83,  
at 4:00 o'clock P.M., and recorded  
in book/reel/volume No. 423 on  
page 10206 or as fee/file/instru-  
ment/microfilm/reception No. 10206,  
Record of Mortgages of said County.

Witness my hand and seal of  
County affixed.

By George C. Reinmiller Deputy

83 JUN 26 PM 3 23

Rec'd

890A

TRUSTEE'S NOTICE OF SALE

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Reference is made to that certain trust deed made by JAMES EVERETT LATTIMER and ROXANNE LATTIMER, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary, dated March 26, 1979, recorded March 30, 1979, in the mortgage records of Klamath County, Oregon, in book/rest/volume No. M79 at page 7010, fee/file/instrument/microfilm/reception No. --- (indicate which), covering the following described real property situated in said county and state, to-wit:

The West ½ of Lot 28, Block 1, BRYANT TRACTS #2, in the County of Klamath, State of Oregon.

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 \$281.79 each, commencing with the payment due May 1, 1982 and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus accrued late charges of \$112.70 as of December 17, 1982 and further late charges of \$11.27 on each delinquent payment after the 17th day of January, 1983; plus all other fees, costs and expenses associated with this foreclosure and less the escrow account reserve balance of \$91.43.

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 \$28,504.75 with interest thereon at the rate of 9.50% per annum from April 1, 1982 until paid; plus all other fees, costs and expenses associated with this foreclosure and less the loan trust fund reserve balance of \$91.43.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 1, 1983, at the hour of 1:20 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 29, 1982.  
 GEORGE C. REINMILLER  
 610 S.W. Alder Street - 1015  
 Portland, Oregon 97205 222-1331

George C. Reinmiller  
 GEORGE C. REINMILLER, Successor-Trustee  
 Trustee

State of Oregon, County of Multnomah, 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 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 3:23 o'clock P M, and duly recorded in Vol M83, of Mortgages on page 10206

Fee \$8.00

EVELYN BIEHN COUNTY CLERK  
 by Shirley Brown Deputy