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29540

AFFIDAVIT OF MAILING NOTICE OF SALE TO GRANTOR, Vol. 1183, Page 17927
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:

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
DON R. RICHARDSON	269 NE 12th Avenue Hillsboro, Oregon 97123
JUDY RICHARDSON	269 NE 12th Avenue Hillsboro, Oregon 97123

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 James Esterkin, 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 June 4, 1983. 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 - Successor-Trustee

Subscribed and sworn to before me this 19th day of August, 1983

(SEAL)

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

DON R. RICHARDSON
JUDY M. RICHARDSON

Grantor

TO
TRANSAMERICA TITLE INSURANCE
COMPANY

Trustee

AFTER RECORDING RETURN TO
GEORGE C. REINMILLER
ATTORNEY AT LAW
1015 OREGON NATIONAL BUILDING
610 S W ALDER
PORTLAND, OREGON 97205

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

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

83 OCT 13 AM 11 34

890A 268.00

TRUSTEE'S NOTICE OF SALE

17928

Reference is made to that certain trust deed made by DON R. RICHARDSON and JUDY M. RICHARDSON, 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 October 28, 1980, recorded October 29, 1980, in the mortgage records of Klamath County, Oregon, in book red/white No. M-80 at page 21028, fee/file/instrument/microfilm/reception No. --- (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 9, SUMMERS PARK in the County of Klamath, State of Oregon.

*Beneficial interest was assigned to HOUSING DIVISION, DEPARTMENT OF COMMERCE, STATE OF OREGON by Instrument recorded October 29, 1980 in Book M-80 at Page 21032, Klamath County Records.

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 \$292.58 each, commencing with the payment due October 1, 1982, and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus accrued late charges of \$127.82 as of April 17, 1983 and further late charges of \$16.23 on each delinquent payment after the 16th day of May, 1983; plus all other fees, costs and expenses associated with this foreclosure and plus the escrow account reserve deficit balance of \$165.59.

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 \$35,107.15 with interest thereon at the rate of 9.25% per annum from September 1, 1982, until paid; plus all other fees, costs and expenses associated with this foreclosure and plus the loan trust fund reserve deficit balance of \$165.69.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 21, 1983, at the hour of 1:10 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 of 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 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 May 24, 1983.
GEORGE C. REINMILLER, Successor-Trustee
610 S.W. Alder Street - 1015
Portland, Oregon 97205 222-1331
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.

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: _____ Attorney for said Trustee

STATE OF OREGON: COUNTY OF KLAMATH: ss
 I hereby certify that the within instrument was received and filed for record on the 18th day of October A.D., 1983 at 11:34 o'clock A M, and duly recorded in Vol M83, of Mortgages on page 17927.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK
 by Pam Smith deputy