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41414

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

Vol. MS Page 16291STATE 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

PATRICK McCANN  
P.O. Box 75364  
Fairbanks, AK 99701

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 April 6, 1984. 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 18 day of September, 1984

(SEAL)

Charles E. Soderlund  
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

PATRICK McCANN

Grantor

TO  
TRANSAMERICA TITLE

Trustee

AFTER RECORDING RETURN TO  
GEORGE C. REINMILLER  
610 SW Alder - 1015  
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

890A 9-00

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## TRUSTEE'S NOTICE OF SALE

16292

Reference is made to that certain trust deed made by PATRICK S. MCCANN

TRANSAMERICA TITLE INSURANCE COMPANY, as grantor, to  
 in favor of FIRST INTERSTATE BANK fka First National Bank of Oregon, as trustee,  
 dated January 22nd., 1980, recorded January 24th., 1980, in the mortgage records of  
Klamath County, Oregon, in book/rec/volume No. M80 at page 1464,  
 fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real

property situated in said county and state, to-wit:  
 Beginning at the southeast corner of Lot 6 in the subdivision of Block 125 Mills Addition to  
 the City of Klamath Falls, Oregon; thence southwesterly along the Southerly line of Lots 6  
 and 5, Block 125 a distance of 40 feet; thence Northwesterly to a point on the North line of  
 said Lot 6 which is 39 feet East of the Northwest corner thereof; thence East 70.3 feet, more  
 or less, to the Northeast corner of said Lot 6; thence Southerly 142 feet, more or less, to  
 the point of beginning, and being a portion of Lots 5 and 6 of said Block 125, according to  
 the official plat thereof on file in the office of the County Clerk of Klamath County,  
 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 \$222.98 each, commencing with the payment due October 1, 1983, and  
 continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus all  
 fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary  
 to protect the property or its interest therein during the pendency of this proceeding, and  
 plus the reserve account deficit balance of \$88.39.

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 \$21,916.50 with interest thereon at the rate of 11.50% per annum from September 1,  
 1983, until paid; plus all fees, costs and expenses associated with this foreclosure, all  
 sums expended by beneficiary to protect the property or its interest therein during the  
 pendency of this proceeding, and plus the reserve account deficit balance of \$88.39.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 28th., 1984,  
 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 obli-  
 gation, the performance of which is secured by said trust deed; the words "trustee" and "beneficiary" include their  
 respective successors in interest, if any.

DATED March 30th., 1984.  
GEORGE C. REINMILLER  
610 SW Alder St. - Ste. 1015  
Portland, Oregon 97205  
Tel: (503) 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 20th day of September A.D., 1984 at 11:59 o'clock A.M.,  
 and duly recorded in Vol M84, of Mortgages on page 16291.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ 8.00 Index: \$1.00

by: Fern Smith, Deputy