

46116

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 1485 Page 2537

STATE OF OREGON, County of Multnomah, ss:

I, George C. Reinmiller

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 both first class and certified mail with return receipt requested to each of the following named persons (or their legal representatives, where so indicated) at their respective last known addresses, to-wit:

NAME

ADDRESS

Eugene A. Page

Beverly A. Page

480 Rock Street  
Ashland, Oregon 97520

480 Rock Street  
Ashland, OR 97520

Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or interest subsequent to the trust deed if the lien or interest appears of record or the beneficiary has actual notice of the lien or interest, and (d) any person requesting notice, as required by ORS 86.785.\*

Each of the notices so mailed was certified to be a true copy of the original notice of sale by

George C. Reinmiller, 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 October 10, 1984. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to the address indicated, and another such notice was mailed with a proper form to request and obtain a return receipt and postage thereon in the amount sufficient to accomplish the same. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded.

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

Subscribed and sworn to before me this 18, day of February, 1985.

GEORGE C. REINMILLER Successor-Trustee

(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

RE: Trust Deed from

Eugene A. Page and  
Beverly A. Page

Grantor

Transamerica Title Company

Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller  
521 SW Clay  
Portland, OR 97201

(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 fee/file/instrument/microfilm/reception No. Record of Mortgages of said County. Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

2598

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EUGENE A. PAGE AND BEVERLY A. PAGE, as grantor, to husband and wife Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary, dated November 20, 1975, recorded January 19, 1976, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M76 at page 849, fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:

PARCEL NO. 1:

The Southeasterly one-half of Lots 1 and 2, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:

Beginning at a point on the Northerly line of Lots 1, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 1; thence continuing in a Southeasterly direction along the Northerly line of Lot 1, 55 feet, more or less, to the most Easterly corner of said Lot 1; thence in a Southwesterly direction along the Easterly line of Lots 1 and 2, 104 feet, more or less, to the most Southerly corner of Lots 2, said Block 4; thence in a Northwesterly direction along the Southerly line of said Lot 2, 55 feet, more or less, to a point 55 feet in a Southeasterly direction from the most Westerly corner of said Lot 2; thence in a Northeasterly direction 104 feet, more or less, to the place of beginning.

PARCEL NO. 2:

The Southeasterly one-half of Lot 3, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:

Beginning at a point on the Northeasterly line of Lot 3, Block 4, said FIRST ADDITION, 55 feet in a Southeasterly direction from the most Northerly corner of said Lot 3; thence continuing in a Southeasterly direction along the Northeasterly line of said Lot 3, 55 feet, more or less, to the most Easterly corner of said Lot; thence in a Southwesterly direction along the Easterly line of said Lot, 52 feet, more or less, to the most Southerly corner of said Lot; thence in a Northwesterly direction along the Southerly line of said Lot, 55 feet; thence Northeasterly, parallel to the Easterly line of said Lot, 52 feet, more or less, to the point of beginning.

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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED October 9, 1984

GEORGE C. REINMILLER - SUCCESSOR - TRUSTEE

Trustee

State of Oregon, County of Multnomah, ss:

I, the undersigned, certify that I am the attorney and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

SERVE:

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

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 21st day of February, A.D., 1985 at 12:33 o'clock P. M, and duly recorded in Vol M85, of Mortgages on page 2597.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 13.00

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 \$163.35 each, commencing with the payment due May 1, 1984 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 less the reserve account balance of \$304.59.

By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following, to-wit: The sum of \$14,116.77 with interest thereon at the rate of 9.00% per annum from April 1, 1984, 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 less the reserve account balance of \$304.59.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 22, 1985, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front door of the 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 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.

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, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED October 9, 1984

George C. Reinmiller  
GEORGE C. REINMILLER - SUCCESSOR - TRUSTEE

Trustee

State of Oregon, County of Multnomah ss:

I, the undersigned, certify that I am Qy attorney 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 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

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EVELYN BIEHN, COUNTY CLERK

Fee: \$ 13.00

by: Ram Smith, Deputy