

49015

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE
STATE OF OREGON, County of Multnomah, ss:

I, George C. Reinmiller, being first duly sworn, depose, and 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 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
Charles F. Kennedy

Vida V. Kennedy

ADDRESS
3701 Madison
Klamath Falls, OR 97601
3701 Madison
Klamath Falls, OR 97601

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 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 December 5, 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 25th day of April, 1985
George C. Reinmiller Successor-Trustee
Notary Public for Oregon. My commission expires 2/22/87

(SEAL)
* More than one form of affidavit may be used when the parties are numerous or when the mailing is done on more than one date.
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
CHARLES F. KENNEDY and
VIDA V. KENNEDY Grantor

TO
D. L. Hoots Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller
521 S.W. Clay
Portland, OR 97201

(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.

By _____ NAME _____ TITLE _____ Deputy

8137

TRUSTEE'S NOTICE OF SALE

7617

Reference is made to that certain trust deed made by D.L. Hoots, as grantor, toin favor of Security Savings and Loan Association*, as trustee,
dated September 4, 1980, recorded September 5, 1980, in the mortgage records of
Klamath County, Oregon, in book/rec'd/volume No. M-80 at page 16915,
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:Lot 46, GRACE PARK, in the County of Klamath, State of Oregon.*Beneficial interest assigned to American Savings and Loan Association by instrument
recorded May 29, 1981, Book M-81, and Page 9603.

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 \$499.70 each commencing with the payment due June 1, 1984, and continuing each month until the trust deed is reinstated or goes to trustee's sale; plus accrued late charges of \$174.93 as of November 28, 1984 and further late charges of \$24.99 on each delinquent payment after December 15, 1984; 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 (*See Reverse)

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 \$46,700.22 with interest thereon at the rate of 12.25% per annum from May 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 plus the reserve account deficit balance of \$157.44.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 24, 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 to 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 December 4, 1984.
GEORGE C. REINMILLER 226-3607
 521 SW Clay
 Portland, Oregon 97201
 State of Oregon, County of Multnomah

GEORGE C. REINMILLER Successor-Trustee
 Trustee

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

and that

Attorney

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.

TRUSTEE'S NOTICE OF SALE

CHARLES E. KENNEDY AND VIDA V. KENNEDY

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 22nd day of May A.D. 19 85
at 11:50 o'clock A M, and duly
recorded in Vol. M85 of Mortgages
Page 7616

EVELYN BIEHN, County Clerk

By John Smith Deputy

Fee \$13.00

[illegible]

GEORGE C. BENTLEY - Successor - Trustee

[illegible]

DATE: 11-11-60