FORM No. 1169—AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

OC 51219

Vol. M85 Page 11376

# 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 | ADDRESS |
|---|---|
| Brian D. King | 1612 Delanare Street<br>Berkeley, CA 94703 |
| Paula J. Y. King | 1612 Delanare Street<br>Berkeley, CA 94703 |
| Daniel E. THomas | 815 Wocus<br>Klamath Falls, OR 97601 |

SEE REVERSE FOR ADDITIONAL NAMES

*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* February 13, *19* 85. *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.*

GEORGE C. REINMILLER Successor-Trustee

*Subscribed and sworn to before me this* 15th *day of* July, *19* 85

*(SEAL)*

*Notary Public for Oregon. My commission expires* 2/22/87

* 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*
BRIAN D. KING and
PAULA J.Y. KING
*Grantor*
TO
Mountain Title Company
*Trustee*

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER
521 S.W. Clay
Portland, Oregon 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*

ck 13.00

AUG 1 AM 11 34 '85

11377

Daniel J. Schmoll

Diana Lynn Rogers

Robert C. DeRosier

Cynthia R. DeRosier

713 Roseway
Klamath Falls, OR 97601

713 Roseway
Klamath Falls, OR 97601

1919 Park
Klamath Falls, OR 97601

1919 Park
Klamath Falls, OR 97601

FORM No. 885—TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

11378

OC

TRUSTEE'S NOTICE OF SALE

*Reference is made to that certain trust deed made by* BRIAN D. KING AND PAULA J.Y. KING, *as grantor, to* Mountain Title Company, *as trustee, in favor of* First Interstate Bank of Oregon, N.A., fka First National Bank, *as beneficiary, dated* August 3, *19* 79, *recorded* August 3, *19* 79, *in the mortgage records of* Klamath *County, Oregon, in book/reel/volume No.* M-79 *at page* 18542, *fee/file/instrument/microfilm/reception No.* —, *(indicate which), covering the following described real property situated in said county and state, to-wit:*

Lots 6 and 27, and vacated alley between said lots in Roselawn Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, 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 $316.08 each commencing with the payment due August 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 $106.97.

*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 $34,807.06 with interest thereon at the rate of 10.0% per annum from July 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 $106.97.

*WHEREFORE, notice hereby is given that the undersigned trustee will on* July 19, *19* 85, *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* January 18, *19* 85

GEORGE C. REINMILLER-Successor-Trustee
*Trustee*

GEORGE C. REINMILLER 226-3607
521 SW Clay
Portland, Oregon 97201

*State of Oregon, County of* Multnomah *ss:*

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

*Attorney*

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.

Filed for record at request of the 18th day of July A.D., 19 85 at 11:34 o'clock A M., and duly recorded in Vol. M85, of Mortgages on Page 11376.

Evelyn Biehn County Clerk
By Pam Smith

FEE $13.00