

54203

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 185 Page 16388

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 Paul A. Montgomery

ADDRESS

3401 Moricane Drive
Santa Roas, CA 95401

Richard Lavern Merideth

4233 Ramsey Drive
North Highlands, CA 95660

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 May 29, 1985. 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 7th day of October, 1985.

GEORGE C. REINMILLER Successor-Trustee

* 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.

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

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

RE: Trust Deed from

PAUL A. MONTGOMERY

Grantor

D.L. Hoots TO

Trustee

AFTER RECORDING RETURN TO

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

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,
County of }

I ss. 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

TRUSTEE'S NOTICE OF SALE

16389

Reference is made to that certain trust deed made by PAUL A. MONTGOMERY

D.L. Hoots, as grantor, to
 in favor of Security Savings & Loan Association, as trustee,
 dated July 5, 1979, recorded July 6, 1979, as beneficiary,
Klamath County, Oregon, in ~~book~~ book/ ~~vol~~ volume No M7.9, in the mortgage records of
 fee/file/instrument/microfilm/reception No. _____ at page 15991,
 property situated in said county and state, to-wit:

Lot 4, Block 99, BUENA VISTA ADDITION to the City of Klamath Falls,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon
 Beneficial interest assigned to American Savings & Loan Assoc., a Utah Savings & Loan Assoc.
 by instrument recorded May 29, 1981 as Volume M81, Page 9603, 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 \$655.45 each, commencing with the payment due November 1, 1984 and continuing each month until this
 trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$168.84 as of May 6, 1985 and further
 late charges of \$28.14 on each delinquent payment thereafter; 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 deficit reserve account balance of \$1,536.36.

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 \$55,092.36 with interest thereon at the rate of 11.50% per annum from October 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 deficit reserve account balance
 of \$1,536.36.

WHEREFORE notice hereby is given that the undersigned trustee will on October 11, 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 - 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 obli-
 gation, 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 May 9, 1985.

GEORGE C. REINMILLER
521 SW Clay, Suite 2000
Portland, OR 97201
State of Oregon, County of Multnomah 226-3607

GEORGE C. REINMILLER - Successor-Trustee
 Trustee

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 _____
 of October A.D., 19 85 at 1:45 o'clock P.M., and duly recorded in Vol. M85
 of Mortgages on Page 16388.

FEE \$9.00

Evelyn Biehn,
 By _____ County Clerk