

OC

62892

**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
Howard A. Matthews		5220 S. 6th St., Klamath Falls OR 97603 6723 Shasta Way, Klamath Falls OR 97601
Linda K. Matthews		5220 S. 6th St., Klamath Falls OR 97603 6723 Shasta Way, 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 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, an 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 7, 19 86. 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 27th day of March, 19 86.

(SEAL)

George C. Reinmiller, Successor-Trustee  
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

Howard A. Matthews and  
Linda K. Matthews

Grantor

TO  
Transamerica Title Insurance

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

OK

## TRUSTEE'S NOTICE OF SALE

10975

Reference is made to that certain trust deed made by MATTHEWS HOWARD A. MATTHEWS and LINDA K.

Transamerica Title Insurance, as grantor, to  
First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as trustee,  
 in favor of December 26, 1978, recorded December 29, 1978, as beneficiary,  
 dated Klamath County, Oregon, in book 78, in the mortgage records of  
fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real  
 property situated in said county and state, to-wit:

Lot 6, Block 4, SECOND ADDITION TO MOYINA, in the County of Klamath,  
 State of Oregon.  
 (6723 Shasta Way -- Klamath Falls OR 97601)

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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments of \$101.91 each, commencing with the payment due August 1, 1985 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 deficit reserve account balance of \$449.64.

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 \$56,727.90 with interest thereon at the rate of 9.50% per annum from July 1, 1985, 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 \$449.64.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 27, 1986, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, 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 ORS 86.753 has the right, at any time prior to five days before the date last set for 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 ORS 86.753.

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 31, 1986.

GEORGE C. REINMILLER

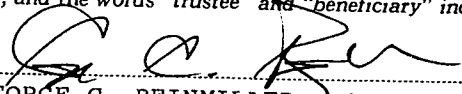
521 SW Clay, Suite 2000

Portland, OR 97201

Multnomah 226-3607

State of Oregon, County of \_\_\_\_\_ ss:

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.

  
 GEORGE C. REINMILLER - Successor-Trustee

Trustee

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:

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 24th day  
 of June A.D., 1986 at 10:14 o'clock A M., and duly recorded in Vol. M86  
 of Mortgages on Page 10974

FEE \$9.00

Evelyn Biehn, County Clerk  
 By Sam Smith