

64732

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 180 Page 14277

STATE OF OREGON, County of Multnomah

I, George C. Reinmiller, ss:

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
Ernest E. Anderson
Cheryl Anderson/Shelby
Tami O. Anderson
Forest Products Federal Credit Union
Pres.: Henry J. Caldwell
City Attorney
City Auditor

ADDRESS
716 Owens St., Klamath Falls OR 97601
4707 Hope St., Klamath Falls OR 97601
716 Owens St., Klamath Falls OR 97601
P.O. Box 1179, Klamath Falls OR 97601

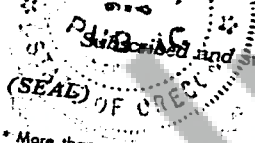
Attn: Linda Moore
Ernest E. Anderson
Tami O. Anderson
Kenneth B. Fox, Trustee for Bankruptcy

City Hall, P.O. Box 237, Klamath Falls OR 97601
City Hall, P.O. Box 237, Klamath Falls OR 97601
1508 Jeffries Ave., Anderson CA 96007-4021
1508 Jeffries Ave., Anderson CA 96007-4021

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 April 4, 1986. 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 12th day of June, 1986.

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 11/2/86.

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
Ernest E. Anderson and
Cheryl R. Anderson

Grantor

Mountain 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

14278

OK

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ERNEST E. ANDERSON and CHERYL R. ANDERSON, husband and wife, as grantor, to Mountain Title Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as beneficiary, dated April 29, 1977, recorded April 29, 1977, in the mortgage records of Klamath County, Oregon, in Book 336, Volume N77, at page 7336, fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 11 and 12 in Block 7, Industrial 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.
(716 Owens Street -- 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 \$167.69 each, commencing with the payment due October 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.

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 \$13,189.50 with interest thereon at the rate of 8.00% per annum from September 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 15, 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 March 19, 1986.

GEORGE C. REINMILLER
521 SW Clay, Suite 2000
Portland, OR 97201

GEORGE C. REINMILLER - Successor-Trustee

Trustee

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

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.

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

14279

In re

ANDERSON, ERNEST AND TAMI

Debtor(s).

Case Number: 685-08659

NON-JUDICIAL RELIEF
FROM THE AUTOMATIC STAY
OF 11 U.S.C. §362(a)

The following creditor has a purchase money security interest or a perfected security interest in the following property; there appears to be no equity in the property for the estate, and the debtor(s) do not object to relief from the stay as to the property; therefore,

The trustee hereby authorizes non-judicial relief from the automatic stay as to the specific property named below and the creditor may foreclose the security interest as provided in the security agreement or applicable law provided, however, the creditor shall account to the trustee for any surplus over the balance due which may be realized upon foreclosure.

Name of Creditor: First Interstate Bank of Oregon, N.A.

Property Released: 716 Owens Street
Klamath Falls, Oregon 97601

Legally Described As: Lots 11 and 12, Block 7, Industrial Addition to
The City of Klamath Falls, According to the of-
ficial Plat thereof on file in the office of the
County Clerk of Klamath County, Oregon

DATED: 12-18-85

/s/ Kenneth B. Fox
Trustee

Debtor/Debtor's Attorney*

*The debtor or attorney's signature
may be required by the trustee.

750 (1/28/85)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 86 at 11:35 o'clock A M., and duly recorded in Vol. M86
of Mortgages on Page 14277

FEE \$13.00

Evelyn Biehn, County Clerk
By *[Signature]*