

66274

STATE OF OREGON, County of Multnomah, ss:
I, George C. Reinmiller

VOL MSB Page 17162

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
Maxine Jean Chaffee

ADDRESS
447 Alameda, Klamath Falls OR 97601

11/11/21

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 April 16, 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 1st day of August, 1986.
George C. Reinmiller, Successor Trustee
(SEAL) [Signature]

* 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.
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
Maxine Jean Chaffee

Grantor
Transamerica Title Insurance Company
Trustee

AFTER RECORDING RETURN TO
George C. Reinmiller
521 SW 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 1986 at o'clock M., and recorded in book/reel/volume No. 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

17163

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MAXINE JEAN CHAFFEE, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as beneficiary, dated July 10, 1973, recorded July 13, 1973, in the mortgage records of Klamath County, Oregon, in ~~XX~~ Book ~~XX~~ / volume NM-73, at page 9004, fee/file/instrument/microfilm/reception No. _____, (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 11 in Block 41 of Hot Springs 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, less the following described portion thereof: Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32°50' Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3°35' Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11; thence 1.0 foot Westerly to the point of beginning.

(447 Alameda -- Klamath Falls OR 97601)

of \$84.62.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 26, 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 April 16, 1986.
GEORGE C. REINMILLER, 521 SW Clay, Suite 2000, Portland, OR 97201, Multnomah 226-3607
GEORGE C. REINMILLER - Successor-Trustee
 I, the undersigned, certify that I am an attorney ss: _____ Trustee
 the foregoing is a complete and exact copy of the original trustee's notice of sale. _____ and that _____ 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: _____

Attorney _____

812 002-037469-4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ of _____ September _____ A.D., 19 86 at 11:27 o'clock A M., and duly recorded in Vol. 23rd day of _____ on Page 17162.
 FEE \$9.00
 Mortgages
 By Evelyn Biehn, County Clerk