

OC

68022

Vol. 180 Page 20443

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

Judith K. Martin

2503 California Avenue, 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 June 9, 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.

George C. Reinmiller, Successor-Trustee

Subscribed and sworn to before me this 19th day of August, 1986.

(SEAL)

Notary Public for Oregon. My commission expires 11/2/86.

* 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

Judith K. Martin

Grantor

TO

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 COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.
County of }

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

TRUSTEE'S NOTICE OF SALE

20444

Reference is made to that certain trust deed made by JUDITH K. MARTIN

Mountain Title Company, as grantor, to
in favor of First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as trustee,
dated August 26, 19 77, recorded September 2, 19 77, in the mortgage records of
Klamath County, Oregon, in book angel/volume No. M77 at page 16382,
fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

Lot 4 in Block 8, Fairview 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.
(1518 Worden Avenue -- 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 \$186.67 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 accrued late charges of \$124.92 as of May 29, 1986 and further late charges of \$8.82 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 \$464.73.

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 \$15,494.12 with interest thereon at the rate of 8.50% 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, and plus the deficit reserve account balance of \$464.73.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 14, 19 86, 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 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 June 6, 19 86GEORGE C. REINMILLER
521 SW Clay, Suite 2000

Portland, OR 97201 226-3607

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.

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: _____

928 201-226261-6

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 86 at 4:12 o'clock P. M., and duly recorded in Vol. M86
of Mortgages on Page 20443,
FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]