

70794

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 187 Page 1293

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

Steven C. Josse
Mary Ann Josse
Westworld Properties, Inc.
RA: Mary Josse

ADDRESS
P. O. Box 1223, Bend, OR 97209
1359 Trenton, Bend, OR 97701-1028
P. O. Box 3314, Sunriver, OR 97707

ABC Affiliates
Attention: President

250 NE Greenwood, Bend, OR 97001
P. O. Box 3314, Sunriver, OR 97707

331 S. El Dorado, 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, attorney for the trust, and 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 August 20, 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 16th day of January, 1987.
George C. Reinmiller, Successor-Trustee

Notary Public for Oregon. My commission expires 11.2.90.
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

STEVEN C. JOSSE and
MARY ANN JOSSE

Grantor

TO
Security Savings & Loan
Association

Trustee

AFTER RECORDING RETURN TO
George C. Reinmiller
521 S. W. 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. on page 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

1294



OK

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by STEVEN C. JOSSE and MARY ANN JOSSE,
 husband and wife, as grantor, to D. L. Hoots, as trustee,
Security Savings & Loan Association, as beneficiary,

in favor of Security Savings & Loan Association, 19 78, in the mortgage records of
 dated March 10, 19 78, recorded March 13, at page 4683
Klamath County, Oregon, in book file No. M78 (indicate which), covering the following described real

fee/file/instrument/microfilm/reception No. _____
 property situated in said county and state, to-wit:

South $\frac{1}{2}$ of Lot 5 and all of Lots 6 and 7, Block 26, SECOND ADDITION
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon.
 (1822 & 1826 Sargent -- 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 de-
 fault for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly
 installments of \$294.76 each, commencing with the payment due April 1, 1986 and continuing each month until this
 trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$29.50 as of July 25, 1986 and
 further late charges of \$5.90 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, evidence that taxes are paid as provided by terms of the Trust Deed, and plus the deficit *

1 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 \$32,207.41 with interest thereon at the rate of 9.50% per annum from March 1, 1986, 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, evidence that taxes are paid as provided by terms
 of the Trust Deed, and plus the deficit reserve account balance of \$2,847.33.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 30, 19 87,
 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, State of Oregon, sell at public
Klamath Falls County of Klamath
 in the City of Klamath Falls County of Klamath
 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 perform-
 ance required under the obligation or trust deed, and in addition to paying said sums or tendering the perform-
 ance 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 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.

*reserve account balance of \$2,847.33.
 DATED August 4, 19 86

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

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.

1029 57-1904169

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 27th day
 of January A.D., 19 87 at 10:22 o'clock A M., and duly recorded in Vol. M87
 of _____ on Page 1293
Mortgages
 Evelyn Biehn, County Clerk
 By _____

FEE \$9.00