

**72400** **AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE** Vol. 1481 Page 1 **4213**  
 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
Gary A. Beauchamp	1836 Wiard Street, Klamath Falls, OR 97603
Catherine D. Beauchamp	1836 Wiard Street, Klamath Falls, OR 97603
Randall L. Harsch	P.O. Box 606, Keno, OR 97627
Susan A. Harsch	P.O. Box 606, Keno, OR 97627
The Lance Investment Corp.	2423 Cedar Links Ct., Medford, OR 97501
RA: Dorothy M. Lance	830 California St., Klamath Falls, OR 97601
Maurice D. Watson, Jr.	2241 Green Springs Dr. #71, Klamath Falls, OR 97601
c/o Lorraine J. Huston	830 California St., Klamath Falls, OR 97601
Rita D. Watson	2241 Green Springs Dr. #71, Klamath Falls, OR 97601
c/o Lorraine J. Huston	2241 Green Springs Dr. #71, Klamath Falls, OR 97601
Lorraine J. Huston	2241 Green Springs Dr. #71, 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 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 October 15, 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 9th day of February, 1987.  
George C. Reinmiller, Successor-Trustee

Notary Public for Oregon. My commission expires 11-2-90.  
 \* 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  
GARY A. BEAUCHAMP and  
CATHERINE D. BEAUCHAMP  
 Grantor  
 TO  
Transamerica Title Insurance  
Company  
 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       , 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 13

OK

\*\*\*\*\*AMENDED\*\*\*\*\*

TRUSTEE'S NOTICE OF SALE

P. 4214



Reference is made to that certain trust deed made by Gary A. Beauchamp and Catherine D. Beauchamp, husband and wife Transamerica Title Insurance Co., as grantor, to First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, as trustee, dated May 22, 1978, recorded May 26, 1978, in the mortgage records of Klamath County, Oregon, in book ~~11279~~ No. M78, at page 11279, fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real property situated in said county and state, to-wit:

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

4215

Beginning at the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less, to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

The sum of \$20,732.21 with interest thereon at the rate of 8.75% 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 less the reserve account balance of \$195.69.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 20, 1987, 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 September 25, 1986

GEORGE C. REINMILLER

521 SW Clay

Portland, OR 97201 Multnomah 226-3607

State of Oregon, County of 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:

1110 1610039

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 17th day of March A.D., 1987 at 9:48 o'clock A.M., and duly recorded in Vol. M87 of Mortgages on Page 4213.

FEE \$13.00

Evelyn Biehn, County Clerk  
By

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
I, the undersigned, certify that I am Attorney  
the foregoing is a complete and exact copy of the original trustee's notice of sale.

is trustee,  
neciciary,  
records of  
ibed real

826 California Avenue, Klamath Falls, Oregon

4215

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 \$252.76 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 \$69.01 as of September 16, 1986 and further late charges of \$10.11 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 less the reserve account balance of \$195.69.

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 \$20,732.21 with interest thereon at the rate of 8.75% 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 less the reserve account balance of \$195.69.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 20, 1987, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at the 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 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 September 25, 1986  
GEORGE C. REINMILLER  
521 SW Clay  
Portland, OR 97201 Multnomah 226-3607  
State of Oregon, County of ss:

GEORGE C. REINMILLER - Successor-Trustee  
Trustee

I, the undersigned, certify that I am Attorney  
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.

1110 1610039

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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FEE \$13.00

Evelyn Biehn, County Clerk  
By [Signature]