

72403

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Vol. 1187

Page 4218

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
Roger Glenn Burroughs
Susan K. Burroughs
Patrick J. Patzke
Annie J. Patzke

ADDRESS
1422 Kimberly Drive, Klamath Falls, OR 97603
1400 SW Rogue River Ave., Grants Pass, OR 97526
11775 Crystal Springs Rd., Klamath Falls, OR 97603
11775 Crystal Springs Rd., Klamath Falls, OR 97603

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 November 3, 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.
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

ROGER GLENN BURROUGHS and
SUSAN K. BURROUGHS
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 }

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. 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

****Amended****

TRUSTEE'S NOTICE OF SALE

4219

Reference is made to that certain trust deed made by ROGER GLENN BURROUGHS and SUSAN K. BURROUGHS, husband and wifeTransamerica Title Insurance Co.

, as grantor, to

in favor of First Interstate Bank of Oregon, N.A., fka First Nat'l Bank, as trustee,dated August 25, 1978, recorded August 31, 1978, as beneficiary,Klamath County, Oregon, in ~~Book~~ file/volume No. M78 at page 19300**,

fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ of Section 19, Township 39*1. South, Range 10 E.W.M., in the County of Klamath, State of Oregon, 220
being more particularly described as follows:**1. Beginning at an iron pin which marks the corner common to Sections
19, 20, 29 and 30; thence West 685 feet; thence North parallel to the
East line of said Section 19 to the South line of the property described
in Book M69 page 9420, Deed records of Klamath County, Oregon; thence
North 87°09' East 685 feet more or less along the South line of said
property described in Volume M69 page 9420, to the East line of said
this Section 19; thence South 1000 feet, more or less to the point of
1986: beginning.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*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 \$141,597.09 with interest thereon at the rate of 10.75% per annum from January 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 \$420.45.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 Courthousein 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 per-
formance 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.DATED September 18, 1986.

GEORGE C. REINMILLER

521 SW Clay, Suite 2000

Portland, OR 97201

State of Oregon, County of Multnomah 226-3607

GEORGE C. REINMILLER - Successor-Trustee

Trustee

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.

- 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:

1101 4556270

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 17th day
of March A.D., 19 87 at 9:48 o'clock A M., and duly recorded in Vol. M87,
of Mortgages on Page 4218.

FEE \$13.00

Evelyn Biehn, County Clerk
By Ann Smith

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4220

*less the reserve account balance of \$420.45.

**re-recorded January 23, 1979, in Volume M79, at Page 1968, and re-recorded March 30, 1979, in Volume M79, at Page 7104.

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 \$1,704.26 each, commencing with the payment due February 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$450.24 as of September 16, 1986 and further late charges of \$56.28 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*

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 \$141,597.09 with interest thereon at the rate of 10.75% per annum from January 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 \$420.45.

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, 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 September 18, 1986...
GEORGE C. REINMILLER
521 SW Clay, Suite 2000
Portland, OR 97201 Multnomah 226-3607
State of Oregon, County of ss:

George C. Reinmiller
GEORGE C. REINMILLER - Successor-Trustee
Trustee

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.

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.

1101 4556270

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. 4218 on Page 4218 of Mortgages By Evelyn Biehn, County Clerk *Evelyn Biehn*

FEE \$13.00