

72517

Vol. 188

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AFFIDAVIT OF MAILING TRUST
STATE OF OREGON, County of Multnomah, ss:
I, George C. Reinmiller
At all times hereinafter
over the said

George C. Reinmiller, ss:
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
Steven C. Josse
Mary Ann Josse
Westv...

Steven C. Josse

Mary Ann Josse
Westworld Properties
RA: Mary Josse

addresses, to-wit:

	ADDRESS
PO Box 1223,	Bend, OR 97709
1359 Trenton,	Bend, OR 97701-1028
PO Box 3314,	Sunriver, OR 97707
PO Box 3314,	

PO Box 3314, 250 NE Greenwood, Bend, OR 97701

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 _____

George C. Reinmiller _____, attorney _____

copy was contained in a sealed envelope, with post _____

States post office at _____, Portland _____

person _____

Each of the notices so mailed was certified to be a true copy of the original notice of sale by _____, attorney for the trustee, having actual notice of the lien or interest subsequent to the trust, as required by ORS 86.785.*

George C. Reinmiller _____, attorney for the trustee, having actual notice of the lien or interest, and (d) any copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States post office at _____, Oregon, on _____, November 12, 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 other legal or commercial entity.

Subscribed and sworn to before me this _____ day of _____, 1986.

Notary Public for the State of Oregon

Subscribed and sworn to before me this 11th day of February, 1987.

(SEAL) George C. Reinmiller, Successor-Trustee

* More than one form of affidavit may be used.

* 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

STATE OF OREGON

**AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE**

RE: Trust Deed from
STEVEN C. JOSSE and
MARY ANN JOSSE.

D. L. Hoots TO Grantor

AFTER RECORD 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/instru-
ment/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

4554

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, in favor of Security Savings & Loan Association, as beneficiary, dated November 6, 1979, recorded November 13, 1979, in the mortgage records of Klamath County, Oregon, in book xx/volume No. M-79 at page 26752, fee/file/instrument/microfilm/reception No. xx (indicate which), covering the following described real property situated in said county and state, to-wit:

North 1/2 of Lot 5 and all of Lots 3 and 4, Block 26, 2ND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon (1832-1836 Sargent Street, Klamath Falls, OR 97601)

*Beneficial interest assigned to American Savings & Loan Association, a Utah Savings & Loan Association, under the name of Willamette Savings & Loan Association by instrument recorded May 29, 1981 as Book M 81 Page 9603, Klamath County Records.

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 \$379.44 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 \$132.79 as of October 14, 1986 and further late charges of \$18.97 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.

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 \$33,844.24 with interest thereon at the rate of 12.00% 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 27, 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, 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 October 30, 1986

GEORGE C. REINMILLER
521 SW Clay

Portland, OR 97201 Multnomah 226-3607
State of Oregon, County of Multnomah ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Attorney for said Trustee

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: _____

1147 57-1913806

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 19th day of March A.D., 19 87 at 12:46 o'clock P.M., and duly recorded in Vol. M87 of Mortgages on Page 4553.

FEE \$9.00

Evelyn Biehn, County Clerk
By [Signature]