

CC
 74059
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 |
| Larry D. Beck | East 14016 Mallon Ave., Spokane, WA 99216 |
| Dianna R. Beck | East 14016 Mallon Ave., Spokane, WA 99216 |

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 was deposited by me in the United States post office at Portland, Oregon, on January 8, 1987. With respect to each person listed above, one such notice was mailed with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland, Oregon, on January 8, 1987. 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 29th day of May, 1987.
 Notary Public for Oregon. My commission expires 11/2/90.

(SEAL) OF NOTARY PUBLIC
 * 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
Larry D. Beck and Dianna R. Beck Grantor

TO
Transamerica Title Insurance Co. Trustee

AFTER RECORDING RETURN TO
George C. Reinmiller
 521 SW Clay
 Portland, OR 97201

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES 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. _____ 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

TRUSTEE'S NOTICE OF SALE

10936

Reference is made to that certain trust deed made by Larry D. Beck and Dianna R. Beck

Transamerica Title Insurance Co., as grantor, to First Interstate Bank of Oregon, NA, fka First National Bank of Oregon, as trustee, dated August 19, 1980, recorded August 20, 1980, in the mortgage records of Klamath County, Oregon, in book XXXX volume No. M-80 at page 15754, or as fee/file/instrument/microfilm/reception No. XXXX (indicate which), covering the following described real property situated in said county and state, to-wit:

Lot 53 of Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. (1501 Hope Street, Klamath Falls, OR 97603)

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:

installments of \$512.81 each, commencing with the payment due June 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$149.93 as of December 29, 1986 and further late charges of \$20.51 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 reserve account balance of \$33.78.

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 \$42,292.01 with interest thereon at the rate of 11.50% per annum from May 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 \$33.78.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 26, 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 be due had no default 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 January 5, 1987

GEORGE C. REINMILLER
521 SW Clay
Portland, OR 97201

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

226-3607

Trustee

I, the undersigned, certify that I am an 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

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:

2061 201-593922-8

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller, Attorney the 24th day of June A.D. 19 87 at 9:30 o'clock A M., and duly recorded in Vol. M87 of Mortgages on Page 10935

FEE \$9.00

Evelyn Biehn, County Clerk

By [Signature]