

76062

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
Gary Lancaster	6512 Climax Street, Klamath Falls, OR 97601
Michael J. Haufler	P.O. Box 13036, San Luis Obispo, CA 93406
Robert Michael Gannage	1040 Los Osos Valley Rd, Los Osos, CA 93402
Christine Ann Gannage	1040 Los Osos Valley Rd, Los Osos, CA 93402
Fred A. Bolton	Star Route Box 6417, Captain Cook HI 96704
Barbara F. Bolton	Star Route Box 6417, Captain Cook, HI 96704
Gordon W. Grant	P.O. Box 433, Attascadero, CA 93423
Betty L. Grant	P.O. Box 433, Attascadero, CA 93423
Jimmy D. Jones	P.O. Box 13036, San Luis Obispo, CA 93406
F. Thomas Ward	P.O. Box 13036, San Luis Obispo, CA 93406

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, an 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 February 13, 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.

Subscribed and sworn to before me this 29th day of May, 1987.

George C. Reinmiller, Successor-Trustee

(SEAL)

Sharon S. Allen

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 Lancaster
Grantor
TO
D.L. Hoots
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,
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.

By NAME TITLE Deputy

TRUSTEE'S NOTICE OF SALE

10940

Reference is made to that certain trust deed made by Gary Lancaster

D.L. Hoots, as grantor, to
in favor of Security Savings & Loan Association*, as trustee,
dated August 10, 19 76, recorded September 7, 19 76, in the mortgage records of
Klamath County, Oregon, in Book 111/volume No. M76, at page 13958, or
as fee/life/instrument/microfilm/reception No. _____ (indicate which), covering the following described real
property situated in said county and state, to-wit:

The East 90 feet of Lot 3, Block 25, HILLSIDE ADDITION to the City
of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.
(1724/1726 Johnson, Klamath Falls, OR 97601)

*Beneficial interest assigned to American Savings & Loan Association by instrument recorded
May 29, 1981 as Vol. M81, 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 de-
fault for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly
installments of \$26.00 each, commencing with the payment due August 1, 1986 and continuing each month until this
trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$19.15 as of January 19, 1987 and
further late charges of \$3.19 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 \$187.64.

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 \$21,311.91 with interest thereon at the rate of 10.00% per annum from July 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 \$187.64.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 26, 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
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
of the entire amount then due (other than such portion of the principal as would not then be due had no default
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 January 29, 19 87
GEORGE C. REINMILLER
521 SW Clay
Portland, OR 97201

GEORGE C. REINMILLER Successor-Trustee

226-3607

Trustee

State of Oregon, County of Multnomah 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.

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:

2112 57-1901041

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller, Attorney at Law 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 10939

FEE \$9.00

Evelyn Biehn,

County Clerk

By

Sam Smith