

77011

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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
Roy S. Helms
Debra L. Helms
Debra L. Helms
Debra L. Helms
Dept of Human Resources

ADDRESS
P.O. Box 122, Manton, CA 96059
1082 W 7th Pl., Junction City, OR 97440
P.O. Box 18, Dorris, CA 96023

P.O. Box 14506, Salem, RO 97309 attn Rhonda Johnson

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 _____, 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 March 6, 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 25th day of June, 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.

AFFIDAVIT OF MAILING TRUSTEE'S
NOTICE OF SALE

RE: Trust Deed from

Roy S. Helms

Grantor

Transamerica Title Insurance
Company

Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller
521 SW Clay
Portland, OR 97201

2170 201-473188-1

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 _____ Deputy

OT

TRUSTEE'S NOTICE OF SALE

12662

Reference is made to that certain trust deed made by Roy S. Helms

Transamerica Title Insurance Company, as grantor, to
 in favor of First Interstate Bank of Oregon, NA, aka First National Bank of Oregon, as trustee,
 dated November 13, 1978, recorded November 17, 1978, in the mortgage records of
 Klamath County, Oregon, in Book #81/volume No. M78 at page 26010, or
 as fee/file/instrument/microfilm/reception No. (indicate which), covering the following described real
 property situated in said county and state, to-wit:
 Lots 15 and 16 in Block 11, St. Francis Park, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon.
 (4612 Boardman Street, Klamath Falls, OR 97601)

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:

installments of \$258.89 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 \$71.67 as of February 24, 1987 and
 further late charges of \$9.51 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, and plus the deficit reserve account balance of \$217.31.

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 \$22,102.89 with interest thereon at the rate of 9.50% 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, and plus the deficit reserve account balance of
 \$217.31.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 24, 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
 occurred) and by curing any other default complained of herein that is capable of being cured by rendering 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 March 3, 1987
 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 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:

2170 201-473188-1

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller, Attorney the 16th day
 of July A.D. 19 87 at 12:46 o'clock P M., and duly recorded in Vol. M87
 of Mortgages on Page 12661

FEE \$9.00

Evelyn Biehn, County Clerk
 By [Signature]