FORM No. 1169—AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

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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
John T. Bowers	2742 Vale Road, Klamath Falls OR 97601
Darlene M. Bowers	2742 Vale Road, Klamath Falls OR 97601
Westinghouse Credit Corporation RA: Prentice-Hall Corporation Systems, Inc.	3789 River Road North, Salem OR 97303
South Valley State Bank RA: Allan L. Cracquiles	5215 S. 6th St., Salem OR 97603
Director, Dept. of Revenue	955 Center St. NE, Salem OR 97301
Attorney General	State Office Building, Salem OR 97310
District Director, IRS, Attn: Chief, Special Procedures Staff	1220 SW Third Ave., Portland OR 97204

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 Brad S. Chalfant, 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 September 9, 19 87. 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 December, 19 87.

(SEAL) 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

John T. Bowers and Darlene M. Bowers, Grantor

TO

Mountain Title Company, Trustee

AFTER RECORDING RETURN TO

GEORGE C. REINMILLER
521 S.W. CLAY
PORTLAND, OR 97201

180-621527-1

(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.

NAME ..... TITLE

By ..... Deputy

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FORM No. 1169—AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 97204

OC

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

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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	ADDRESS
District Director Internal Revenue Service Attention: Chief, Special Proceedures	1220 S. W. Third Avenue Portland, Oregon 97204

△ 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 Kelly D. Sutherland 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 December 15, 19 87. 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 30th day of December, 19 87.

(SEAL)

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

John T. Bowers and Darlene M. Bowers

Grantor

TO

Mountain Title Company

Trustee

AFTER RECORDING RETURN TO

George C. Reinmiller
521 S. W. Clay Street
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/instrument/microfilm/reception No. ....., Record of Mortgages of said County.

Witness my hand and seal of County affixed.

NAME ..... TITLE

By ..... Deputy

FORM No. 885—TRUSTEE'S NOTICE OF SALE—Oregon Trust Deed Series. STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by John T. Bowers and Darlene M. Bowers, *as grantor, to* Mountain Title Company, *as trustee, in favor of* First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, *as beneficiary, dated* August 7, *19* 81, *recorded* August 13, *19* 81, *in the mortgage records of* Klamath *County, Oregon, in book/reel/volume No.* M-81 *at page* 14351, *or as fee/file/instrument/microfilm/reception No.* ..... *(indicate which), covering the following described real property situated in said county and state, to-wit:*

(2742 Vale Road, Klamath Falls, OR 97601)

For legal description see attached "Exhibit A"

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 $1,581.46 each, commencing with the payment due February 1, 1987 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of $316.36 as of August 26, 1987 and further late charges of $52.41 or 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 the terms of the Trust Deed, and less the reserve account balance of $644.20.

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 $109,400.99 with interest thereon at the rate of 12.50% per annum from January 1, 1987, 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 the terms of the Trust Deed, and less the reserve account balance of $644.20.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 15, *19* 88, *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 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 August 31, *19* 87

GEORGE C. REINMILLER - Successor-Trustee

GEORGE C. REINMILLER
521 SW Clay
Portland, OR 97201
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:

2476 180-621527-1

EXHIBIT "A"

480.

(A) A tract of land sitauted in the SW¼SE¼ of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the SW¼SE¼ of said Section 6, said point being the Northeast corner of "Junction Acres" subdivision; thence South 89°07'30" West along the South line of said Section 6, which is also the North line of said Subdivision, a distance of 30 feet; thence Northerly, parallel with the East line of the SW¼SE¼ of said Section 6, a distance of 175 feet to the true point of beginning of this description; thence Northerly parallel with the East line of the SW¼SE¼ of said Section 6, a distance of 175 feet, more or less, to the intersection with the centerline of the Enterprise Irrigation District canal as it is presently located and constructed; thence Northwesterly and Southwesterly along the centerline of said canal to a point that is Northerly, measured on a line parallel with the East line of the SW¼SE¼ of said Section 6, a distance of 350 feet from the South line of said Section 6; thence South 89°07'30" West parallel with the South line of said Section 6, which is the North line of said Subdivision, to the intersection with the East line of that tract of land deeded to Heaton, as described in Deed Volume 359 page 448; thence South 28°23'30" East and South 00°21'45" East along the East line of said Heaton tract to a point that is Northerly, measured on a line parallel with the East line of the SW¼SE¼ of said Section 6, a distance of 175 feet from the South line of said Section 6; thence North 89°07'30" East parallel with the South line of said Section 6, which is the North line of said subdivision, to the true point of beginning of this description.

(B) A tract of land situated in the SW¼SE¼ of Section 6, Township 39 South, Range 10 E.W.M., more particularly described as follows:

Beginning at a point on the South line of said Section 6, said point being on the North line of "Junction Acres" Subdivision and being South 89°07'30" West a distance of 30 feet from the Northeast corner of said subdivision which is also the Southeast corner of the SW¼SE¼ of said Section 6; thence Northerly parallel with the East line of the SW¼SE¼ of said Section 6 a distance of 175 feet; thence South 89°07'30" West parallel with the South line of said Section 6, which is the North line of said subdivision to the intersection with the East line of the tract of land deeded to Heaton as described in Deed Volume 359 page 448; thence South 00°21'45" East along the East line of Heaton tract a distance of 175 feet, more or less, to the South line of said Section 6, which is the North line of said subdivision; thence North 89°07'30" East along the South line of said Section 6, and along the North line of said Subdivision to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller, Attorney the 11th day of January A.D., 19 88 at 11:35 o'clock A M., and duly recorded in Vol. M88, of Mortgages on Page 477

FEE $20.00

Evelyn Biehn, County Clerk

By Ellen Smith