

91137

TRUSTEE'S NOTICE OF SALE—Oregon: 1999

AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

h, ss:

STATE OF OREGON, County of Multnomah, ss:
C. Reinmiller, being
I was and now am

M No. 1169—AFFIDAVIT OF MAILING TRUSTEE'S REPORT
 91137 AFFIDAVIT OF MAILING TRUSTEE'S REPORT
 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
 to each of the following named persons (or their
 designated) at their respective last known addresses, to-wit:
 ADDRESS
 71st, Springfield OR 97477
 Springfield OR 97477
 OR 97058
 OR 97058

by both first class and legal representatives, where so NAME

Charles W. Hastings
Carol M. Hastings
Melissa A. Kirk
Larry Caldwell
Orin G. Kirk

539 N. 71st, Springfield OR 97477
539 N. 71st, Springfield OR 97477
400 E. 13th, The Dalles OR 97058
1920 Arthur St. #54, Klamath Falls OR 97603
4733 Glenwood, Klamath Falls OR 97601

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 being enclosed in a separate envelope, with postage thereon fully prepaid; and was deposited by me in the United States Mail, _____, 1988. With respect to each of the notices so mailed, I have obtained a return receipt and postage thereon sufficient for first class delivery to the addressee, and I have obtained a return receipt and postage thereon sufficient for first class delivery to the addressee after the notice of sale.

 D. Sutherland
 Oregon, on May 2, 1988

Said persons include (a) the grantor in whose interest appears of record or of whose interest the trustee appears of record or of whose interest the Department of Revenue or any other state agency, having custody of the original notice of sale by said notice; each such 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, and was deposited by me in the United States post office at Portland, Oregon, on May 2, 1988. 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 May 2, 1988. With respect to each person listed above, one such notice was mailed with a proper form to request and obtain a return receipt and postage guaranteed, and another such notice was mailed with the same. Each of said notices was mailed after the notice of default was recorded. _____, the plural, trustee includes successor trustee, and person includes corporate person.

[illegible]

George C. August

8th day of

Notary Public for Oregon. My commission expires July 1, 2011
 emergency or when the mailing is done on more than one date.
 should be attached to the foregoing a

ation and any other

Subscribed and sworn to before me this

NOTARY PUBLIC

(SEAL)

More than one form of affidavit may be used when the

Publisher's Note: An original notice of the sale, b

SALEMAN TRUSTEES

PUBLISHER'S NOTE: An original

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

RE: Trust Deed from

**RE: Trust Deed from
Charles W. Hastings and
Carol M. Hastings**

Grantor

TO

D. L. Hoots

Trustee

AFTER RECORDING RETURN TO
 GEORGE C. REINMILLER
 & ASSOCIATES
 ATTORNEYS AT LAW
 521 S.W. CLAY - SUITE 2000
 PORTLAND, OREGON 97201

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TRIES WHERE
USED.)

STATE OF OREGON,
County of _____ that the

STATE OF OREGON
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/instru-
ment/microfilm/reception No. _____
_____ Mortgages of said County.
_____ and seal of _____

Record of Mortgages of said County.
Witness my hand and seal of
County affixed.

NAME _____

B

Deputy

Deputy

TRUSTEE'S NOTICE OF SALE

14522

Reference is made to that certain trust deed made by Charles W. Hastings and Carol M. Hastings, husband and wife. and assumed by Orin G. Kirk & ***

D. L. Hoots as grantor, to
in favor of Security Savings & Loan Association as trustee,
dated November 22, 1976, recorded December 2, 1976, as beneficiary,
Klamath County, Oregon, in book _____ volume No. M-76, in the mortgage records of
as fee/file/instrument/microfilm/reception No. _____ at page 19388, or
property situated in said county and state, to-wit: (indicate which), covering the following described real

Lot 14, Block 7, Tract No. 1035, GATEWOOD, in the County of Klamath,
State of Oregon.
(4733 Glenwood, Klamath Falls, OR 97601)

Beneficial interest assigned to 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 \$401.15 each, commencing with the payment due May 1, 1987 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$62.81 as of April 17, 1988 and further late charges of \$5.71 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 the terms of the Trust Deed, and less the reserve account balance of \$11.63, and plus \$820.50 advanced by beneficiary to protect the property or its interest therein.

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 \$29,817.76 with interest thereon at the rate of 9.50% per annum from April 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 \$11.63, and plus \$820.50 advanced by beneficiary to protect the property or its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 9, 1988, 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 April 28, 1988
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:

SHERIFF'S RETURN OF SERVICE

STATE OF OREGON)
) ss.
 County of Klamath)

Court Case No. _____

Sheriff's Case No. 88-1538

I hereby certify that I received on May 5, 1988 the within:

- () Summons & Complaint () Summons & Petition () Summons () Complaint () Petition
 () Subpoena () Citation () Order () Motion () Affidavit
 () Small Claim () Restraining Order () Order for Appearance of Judgement Debtor
 () Writ of Garnishment () Order to Show Cause () Order Waiving Fees and Costs

☒ TRUSTEE'S NOTICE OF SALE

for service on the within named: All Adult Occupants, 4733 Glenwood, Klamath Falls, Oregon

☒ SERVED Orin Kirk (Occupant) personally and in person
 at 4733 Glenwood, Klamath Falls, Oregon

() SUBSTITUTE SERVICE - By leaving a true copy with _____
 a person over the age of fourteen years, who resides at the place of abode of the within named, at said
 abode: _____

() OFFICE SERVICE - By leaving a true copy with _____
 the person in charge of the office maintained for the conduct of business by

() By leaving a true copy with _____ of said corporation.

() OTHER METHOD _____

() NOT FOUND. After due and diligent search and inquiry, I hereby return that I have been unable to find
 the within named: _____ within Klamath County.

All search and service was made within Klamath County, State of Oregon.

DATE AND TIME OF SERVICE OR NOT FOUND: May 6, 1988, 9:44a.m.

TOM DURYEE, Sheriff
 Klamath County, Oregon

By



Deputy

Affidavit of Publication

14521

STATE OF OREGON,
COUNTY OF KLAMATH ss.I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of

the Herald and Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#961 Trustees sale. Hastings

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~specimens of said publication were on display~~(4 insertion(s) in the following issue(s):July 8, 1988July 15, 1988July 22, 1988July 29, 1988Total Cost: \$293.76Sarah L. ParsonsSubscribed and sworn to before me this 29day of July, 1988

Notary Public of Oregon

My commission expires Jan 15, 1990

TRUSTEE'S NOTICE OF SALE

Reference is made to the certain trust deed made and recorded by the certain Carol M. Hastings, Trustee, and said certain D. L. Hastings, Trustee, in favor of Security Savings Loan Association (SLSA), Beneficiary, dated November 22, 1987, recorded December 2, 1987, in the public records of Klamath County, Oregon, in book No. M-924 page 1904, covering the following described real property situated in said county and state, to-wit:

Lot 14, Block 7, Tract No. 1005, GATEWOOD in the County of Klamath, State of Oregon.

Beneficial interest assigned to Willamette Savings & Loan Association by instrument recorded May 29, 1981, as Book M-81, Page 9003, 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 \$401.15 each, commencing with the payment due May 1, 1987, and continuing each month until this trust deed is reinstated or sold to Trustee's sale; plus accrued late charges of \$5.71 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 the terms of the Trust Deed, and less the reserve account balance of \$11.43, and plus \$820.50 advanced by beneficiary to protect the property or its interest therein.

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 \$29,017.76 with interest thereon at the rate of 5.50% per annum from April 3, 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 \$11.43, and plus \$820.50 advanced by beneficiary to protect the property or its interest therein.

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 April 28, 1988.
GEORGE C. REINMILLER, Successor Trustee
521 SW Clay
Portland, OR 97201
226-3407
#961 July 8, 15, 22, 29, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

George C. Reinmiller

on this 7th day of Sept. A.D. 1988
at 9:40 o'clock A.M. and duly recorded
in Vol. M88 of Mortgages Page 14521

Evelyn Biehn

County Clerk

By Pauline Mullendore

Deputy.

Fee, \$23.00

AFTER RECORDING
RETURN TO:GEORGE C. REINMILLER
521 S.W. CLAY
PORTLAND, OR 97201