

1717

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:

Barbara A. Evans
120 SW Owsoso
Eugene , OR 97404

Barbara A. Evans
1707 Oak Avenue
Klamath Falls , OR 97601

Joseph D. Evans
120 SW Owsoso
Eugene , OR 97404

Reanne L. Lobdell
203 Michigan Avenue
Klamath Falls , OR 97601

Reanne L. Lobdell
803 Lincoln Street
Klamath Falls , OR 97601

Michael A. Grassmuck,
Bankruptcy Trustee
PO Box 1783
Medford , OR 97501

Anthony A. Buccino
Buccino & Uffelman
1425 Orbenco Building
1001 SW Fifth Avenue
Portland , OR 97204

Creditors Protective Ass'n
an a/bn of Payco-General
American Credits, Inc.
RA: CT Corporation System
800 Pacific Building
Portland , OR 97204

Loren W. Lobdell,
aka Woody Lobdell,
aka Woody W. Lobdell
203 Michigan Avenue
Klamath Falls , OR 97601

Loren W. Lobdell,
aka Woody Lobdell,
aka Woody W. Lobdell
803 Lincoln Street
Klamath Falls , OR 97601

Quinton Steele,
Attorney at Law
130 Pine Street
Klamath Falls , OR 97601

Western Columbia
c/o CST Company
P.O. Box 42897
Los Angeles , CA 90050-0897

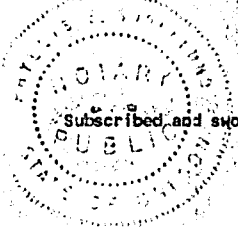
ZZZ
Western Columbia
c/o CST Company
2846 West 8th Street
Los Angeles , CA 90005

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, 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 20, 1989**. 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

June 13, 1989

Notary Public for Oregon, My Commission Expires 2-22-91

After Recording Return to:

George C. Reinmiller
521 SW Clay
Portland, OR 97201

5476 1st v Evans/Lob

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TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JOSEPH D. EVANS and BARBARA A. EVANS, husband and wife, and assumed by LOREN W. LOBDELL & REANNE **, as grantor, to Transamerica Title Insurance Co., as trustee, to First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, as beneficiary, dated November 19 1979, recorded *November 21 1979, in the mortgage records of Klamath County, Oregon, in book see Volume No. M-79 at page 27338, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

*Trust Deed re-recorded 12/7/79, Book M-79, page 28303
The Southwesterly 100 feet of Lot 11, Block 57, SECOND HOT SPRINGS
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath,
State of Oregon. Plus all fixtures and mobile homes, if any, located
thereon.
(203 Michigan Avenue, Klamath Falls, OR 97601)

**L. LOBDELL

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 \$392.36 each, commencing with the payment due September 1, 1988 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$75.60 as of February 8, 1989 and further late charges of \$15.12 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 plus the deficit reserve account balance of \$49.29.

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 \$28,735.38 with interest thereon at the rate of 11.50% per annum from August 1, 1988, 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 plus the deficit reserve account balance of \$49.29.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 23, 1989, 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 February 15, 1989
GEORGE C. REINMILLER
521 SW Clay
Portland, OR 97201

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller
of June A.D., 19 89 at 9:22 o'clock AM., and duly recorded in Vol. M89 of Mortgages on Page 11068

FEE \$13.00

Evelyn Biehn County Clerk

By Dorlene Mullins