

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:

Dale M. Ingham
842 15th Street
Lakeport, CA 95453

Rosalie I. Ingham
842 15th Street
Lakeport, CA 95453

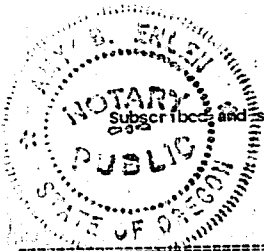
Said persons include (a) the grantor in the trust deed, (b) any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, (c) any person, including the Department of Revenue or any other state agency, having a lien or 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 **April 7, 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

August 2, 1989




Notary Public for Oregon. My Commission Expires 6-23-90

After Recording Return to:

George C. Reinmiller
521 SW Clay
Portland, OR 97201

5530 Ingham

61 11 AM 61 50 PM 88

14995

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DALE M. INGHAM and ROSALIE I. INGHAM, husband and wife, as grantor, to D.L. Hoots, as trustee,

in favor of Security Savings & Loan Association, as beneficiary, dated May 30, 1978, recorded June 14, 1978, in the mortgage records of Klamath County, Oregon, in book Trust Deed No. M-78, at page 12624, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

The West one-half of Lots 42, 43, 44, 45, 46, 47 and 48 in Block 11, ST. FRANCIS PARK, in the County of Klamath, State of Oregon. Plus all fixtures and mobile homes, if any, located thereon. (4680 Boardman, Klamath Falls, OR 97601)

Beneficial interest assigned to American Savings & Loan Association, dba Willamette Savings & Loan Association by instrument recorded as Book Vol. 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 \$400.17 each, commencing with the payment due January 1, 1989 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$18.78 as of March 31, 1989 and further late charges of \$6.26 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 \$41.42.

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 \$29,448.97 with interest thereon at the rate of 9.75% per annum from December 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 less the reserve account balance of \$41.42.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 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 April 7, 1989
GEORGE C. REINMILLER

GEORGE C. REINMILLER - Successor-Trustee

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 14th day of Aug. A.D., 19 89, at 11:14 o'clock A.M., and duly recorded in Vol. M89 of Mortgages on Page 14994.

FEE \$13.00

Evelyn Biehn, County Clerk

By Quintana Mullins