

## 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:

Linda M. Schell  
7020 Verde Vista Place  
Klamath Falls, OR 97603  
8/28/90

William R. Martin  
Norma J. Martin  
15 Daniel Road  
Wakefield, MA 01880  
8/28/90

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.

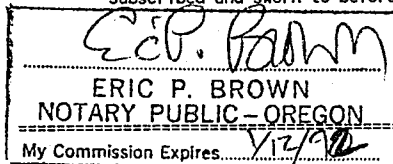
Each of the notices so mailed was certified to be a true copy of the original notice of sale by

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 the above dates. 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 November 29, 1990



Notary Public for Oregon. My Commission Expires \_\_\_\_\_

After Recording Return to:

George C. Reinmiller  
521 SW Clay  
Portland, OR 97201

5925

TDS v Schell

90 DEC 12 AM 11 29

ON

## TRUSTEE'S NOTICE OF SALE

24588 

Reference is made to that certain trust deed made by Linda M. Schell, a single person as her separate estate, as grantor, to Mountain Title Company, as trustee, in favor of Gibraltar Savings, F.A., as beneficiary, dated July 22, 1988, recorded August 1, 1988, in the mortgage records of Klamath County, Oregon, in book angel/volume No. M88 at page 12312, or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ (indicate which), covering the following described real property situated in said county and state, to-wit:  
 Lot 28 in Block 1 of Tract 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, EXCEPTING THEREFROM the Westerly 2 feet thereof. Plus all fixtures and mobile homes, if any, located thereon. (7020 Verde Vista Place, Klamath Falls, OR 97603)  
 Beneficial interest assigned to Gibraltar Savings, F.A. by instrument recorded \_\_\_\_\_, 1990 as Vol. \_\_\_\_\_, Page \_\_\_\_\_, 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 \$830.85 each, commencing with the payment due February 1, 1990 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$169.24 as of June 1, 1990 and further late charges of \$34.40 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 \$594.12.

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 \$76,171.11 with interest thereon at the rate of 9.250% per annum from January 1, 1990, 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 \$594.12.

WHEREFORE, notice hereby is given that the undersigned trustee will on December 27, 1990, 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 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 27, 1990

GEORGE C. REINMILLER

521 SW Clay

Portland, OR 97201

226-3607

  
 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: \_\_\_\_\_

## SHERIFF'S RETURN OF SERVICE

State of Oregon ) Court Case No.  
 County of Klamath ) Sheriff's Case No. 903033-01  
 Received for Service 08/27/90

I hereby certify that I received for service on  
 OCCUPANTS

the within:

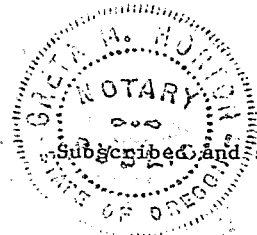
TRUSTEE'S NOTICE OF SALE

See attached page if Other Process Served if marked [ ]

DAVID P PARKER  
 was served personally and in person at  
 7020 VERDE VISTA PLACE  
 KLAMATH FALLS , OR on 08/28/90 at 20:56 hours.

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

Carl R. Burkhardt, Sheriff  
 Klamath County, Oregon



Copy To:

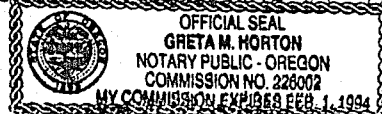
INTERSTATE PROCESS ,  
 PO BOX 422  
 BEAVERTON

OR 97075

EXL  
 JOHNSON, TOM T  
 Subscribed and sworn to before me this 31st day of August 1990

Notary Public of Oregon

My commission expires 02-01-94



# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Deanna Azevedo, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of  
the Herald and News

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

LEGAL #2133

SHELL/5925

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for FOUR

(4 insertions) in the following issues:       

OCTOBER 26, 1990

NOVEMBER 2, 1990

NOVEMBER 9, 1990

NOVEMBER 16, 1990

Total Cost: \$285.60

Deanna Azevedo

Subscribed and sworn to before me this 16TH

day of NOVEMBER 19 90

Kita Black  
Notary Public of Oregon

My commission expires 94

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Linda M. Schell, a single person as her separate estate, as grantor, to Mountain Title Company, as trustee, in favor of Gibraltar Savings, F.A., as beneficiary, dated July 22, 1988, recorded August 1, 1988, in the mortgage records of Klamath County, Oregon, in volume No. A88 at page 12312, covering the following described real property situated in said county and state, to-wit:

Lot 28 in Block 1 of Tract 1116 SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, EXCEPTING THEREFROM the Westerly 2 feet thereof. Plus all fixtures and mobile homes, if any, located thereon, (7020 Verde Vista Place, Klamath Falls, OR 97603). Beneficial interest assigned to Gibraltar Savings, F.A. by instrument recorded Aug. 24, 1990 as Vol. M-90, Page 17009; 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 \$830.85 each, commencing with the payment due February 1, 1990 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$169.24 as of June 1, 1990 and further late charges of \$34.40 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 \$594.12.

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WHEREFORE, notice hereby is given that the undersigned trustee will on December 27, 1990, 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, 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 27, 1990

GEORGE C. REINMILLER - Successor Trustee

521 SW Clay

Portland, OR 97201, 226-3607

#2133 Oct. 26, Nov. 2, 9, 16, 1990

000000

24591

RECORDED TO LIVE

MOORE & BROTHERS

HTAM, IN TO YIELD

STATE OF OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of George C. Reinmiller the 12th day  
of Dec. A.D., 1990 at 11:29 o'clock A.M., and duly recorded in Vol. M90,  
of Mortgages on Page 24587.

FEE \$28.00

Evelyn Biehn - County Clerk

By Pauline Mullender