

## 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:

David A. Rike  
Theodosia Rike  
2446 Reclamation Avenue  
Klamath Falls, OR 97601  
2/07/91

John Wesley Dey  
Nancy L. Dey  
Rte 1 Box 657-Z  
Klamath Falls, OR 97603  
2/07/91

Kenneth J. Mell, Jr.  
Sandra K. Mell  
2446 Reclamation Avenue  
Klamath Falls, OR 97601  
2/07/91

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.

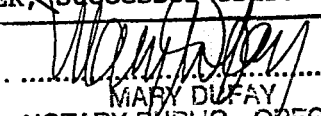
Each of the notices so mailed was certified to be a true copy of the original notice of sale by GEORGE C. REINMILLER, attorney, each such copy was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland Oregon, on the above 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

June 6, 1991

  
MARY DUFAY  
NOTARY PUBLIC - OREGON

Notary Public for Oregon. My Commission Expires 2-27-93

After Recording Return to:

George C. Reinmiller  
521 SW Clay  
Portland, OR 97201

6005

Ist v Rike/Mell

90 JUN 11 1991

✓

Rike/Mell

**10967**

# Affidavit of Publication

**STATE OF OREGON,  
COUNTY OF KLAMATH**

I, DEANNA AZEVEDO

being first duly sworn, depose and say

that I am the principal clerk of the

publisher of the HERALD & 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 #2583

6005 RIKE/MELL

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:

APRIL 24, 1991

MAY 1, 1991

MAY 8, 1991

MAY 15, 1991

**Total Cost:** \$291.04

Total Cost:                       
Deanne L. Azavedo.

Subscribed and sworn to before me this 15TH

day of MAY 1991

Notary Public of Oregon

My commission expires 12/15 1977

**TRUSTEE NOTICE OF SALE**  
Whereas, the undersigned, certain trust deed  
holders, of the County of Clatsop, State of Oregon, filed  
a Declaration of Trust with the Clatsop County Clerk,  
Company, as a part of the deed of first mortgage  
dated 10/1/77, in and to the following described  
property:  
1774, recorded January 15, 1977, in the marriage  
records of Clatsop County, Oregon in book No.  
N78 at page 97, covering the following described  
real property situated in said county and  
state to-wit:  
Lot 6, Block 1, all 1/2 DAWSON ADDITION TO  
THE CITY OF KEMMATH FALLS. According to  
the Official Plat thereon on file in the office of  
the County Clerk of Clatsop County, Oregon.  
Plus all fixtures and mobile homes, if any,  
located thereon.  
2444 Reclamation Ave., Kemmath Falls, OR  
97601)  
Both the beneficiary and the trustee have elected  
to sell the said real property to satisfy the  
obligations secured by said trust deed and  
notice of default has been recorded pursuant to  
Oregon Revised Statutes 64.735(3); the default  
for which the foreclosure is made is trustee's  
failure to pay when due the following sums:  
Monthly installments of \$76.27 each commencing  
with the payment due September 1, 1990, and  
continuing each month until this trust deed is  
reinstated or goes to Trustee's sale, plus accrued  
late charges of \$40.20 as of January 10,  
1991 and further late charges of \$15.05 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 any proceeding; evidence that  
taxes are paid as provided by the terms of the  
Trust Deed; and plus the deficit reserve account  
balance of \$64.77.

BY reason of said default, the beneficiary has declared all sums owing on the trust to be secured by said trust deed immediately and has payable said sums being the following: To wit: The sum of \$27,257.34 with interest at the rate of 8.50% per annum from April 1, 1971, plus all fees, costs and expenses associated with this foreclosure, to be paid by beneficiary to protect the rights of the interest therein during the pendency of this proceeding; evidence that takes effect is provided by the terms of the Trust Deed and even the deficit reserve account balance of \$1,000.00. WHEREFORE, notice hereby is given that the undersigned trustee will on Friday, May 14, 1971 at the hour of 1:00 o'clock P.M., in accordance with the standard of time established by ORS 86.73(1) 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 86.73 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 that portion of the principal due which then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by remedying the performance required under the obligations of said deed, and in addition, to paying the costs and expenses incurred by the beneficiary in connection with the default, by paying all costs and expenses incurred by the beneficiary in connection with the

## SHERIFF'S RETURN OF SERVICE

State of Oregon     )  
County of Klamath   )  
                                Court Case No.  
                                Sheriff's Case No. 910296-01  
                                Received for Service 01/25/91

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 [ ]

VONNIE                   L MELL  
was served personally and in person at  
2446 RECLAMATION  
KLAMATH FALLS           , OR on 01/25/91 at 14:39 hours.

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

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

By 

McCABEY, NORMAN

Copy To:

INTERSTATE PROCESS ,  
PO BOX 422  
BEAVERTON                   OR 97075

ON

## TRUSTEE'S NOTICE OF SALE

10969

Reference is made to that certain trust deed made by David V. Rike and Theodosia Rike, husband and wife, 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 January 12, 19 78, recorded January 16, 19 78, in the mortgage records of Klamath County, Oregon, in book 1441 Volume No. M78, at page 957, 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 8, Block 301 of DARROW ADDITION TO THE CITY OF KLAMATH FALLS, According to the Official Plat Thereof, on file in the office of the County Clerk of Klamath County, Oregon. Plus all fixtures and mobile homes, if any, located thereon.  
(2446 Reclamation Ave., Klamath Falls, OR 97601)

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 \$376.27 each, commencing with the payment due September 1, 1990 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$60.20 as of January 10, 1991 and further late charges of \$15.05 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 \$86.79.

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 \$27,257.98 with interest thereon at the rate of 8.50% per annum from August 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 plus the deficit reserve account balance of \$86.79.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 14, 19 91, 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 January 24, 19 91  
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: \_\_\_\_\_

6005 201-160732-4

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Geo. C. Reinmiller the 11th day of June A.D., 19 91 at 11:06 o'clock A M., and duly recorded in Vol. M91 of Mortgages on Page 10966.

FEE \$23.00

Evelyn Biehn - County Clerk

By Paula Mauldore