

## 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 AVE  
KLAMATH FALLS, OR 97601  
5/28/93

DAVID A RIKE  
THEODOSIA RIKE  
440 FULTON  
KLAMATH FALLS, OR 97601  
5/28/93

DAVID A RIKE  
THEODOSIA RIKE  
P O BOX 1161  
CHILQUIN, OR 97624  
5/28/93

JOHN WESLEY DEY  
NANCY L DEY  
17356 HILL RD  
KLAMATH FALLS, OR 97603  
5/28/93

JOHN WESLEY DEY  
NANCY L DEY  
RTE 1 BOX 6572  
KLAMATH FALLS, OR 97603  
5/28/93

KENNETH J. MELL JR  
SANDRA K MELL  
2241 GREENSPRINGS #36  
KLAMATH FALLS, OR 97601  
5/28/93

KENNETH J. MELL JR  
SANDRA K MELL  
2446 RECLAMATION AVE  
KLAMATH FALLS, OR 97601  
5/28/93

STATE OF OREGON  
ATTORNEY GENERALS OFFICE  
SALEM, OR 97310  
5/28/93

STATE OF OREGON  
DEPARTMENT OF REVENUE  
955 CENTER NE  
SALEM, OR 97301  
5/28/93

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

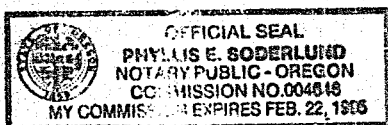
GEORGE C. REINMILLER, attorney, each such copy was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States post office at Portland Oregon, on the above dates. With respect to each person listed above, one such notice was mailed with postage thereon 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 September 21, 1993

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



After Recording Return to:  
George C. Reinmiller  
521 SW Clay  
Portland, OR 97201

7114 FIMCV RIKE/MELL

# CERTIFICATE OF SERVICE

I, Ron J. Miller, hereby certify that:

At all times hereinafter mentioned I was and now am a resident of the state where service was made, a competent person 18 years of age or older, and not the beneficiary or its successor in interest or the trustee or successor trustee or a party to the foreclosure proceeding described in the attached original Trustee's Notice of Sale given under the terms of that certain trust deed described in said notice, or an officer, director, or employee of, or attorney for, any party, corporate or otherwise.

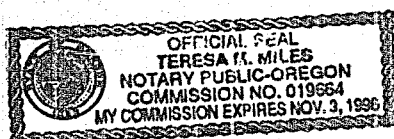
On May 22, 1993, at the hour of 10:00 o'clock p.m., I personally served the attached Trustee's Notice of Sale together with the Notice Required by the Fair Debt Collection Practice Act at the following place, 2446 RECLAMATION AVE., KLAMATH FALLS, within the county of KLAMATH, OREGON, on Annette Mell, by personally delivering a true copy of said trustee's notice of sale and Notice Required by the Fair Debt Collection Practice Act to Annette Mell personally and in person.

The service of said Trustee's Notice of Sale and Notice required by the Fair Debt Collections Practice Act was fully completed at least 120 days prior to the day the trustee conducts the sale.

Ron J. Miller  
(Signature of Server)  
Ron J. Miller  
(Type or Print Name)

State of Oregon )  
County of Klamath ) ss.

The foregoing certificate was acknowledged before me this 26<sup>th</sup> day of May, 1993.



Teresa M. Miles  
NOTARY PUBLIC FOR OREGON  
My commission expires: 11-3-96

FIMC v. Rike / mell

24449

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

I, Sarah Parsons, 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 #5615

TRUSTEE'S NOTICE OF SALE

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:

JULY 13, 20, 27, 1993

AUGUST 3, 1993

Total Cost: \$499.20

*Sarah L. Parsons*

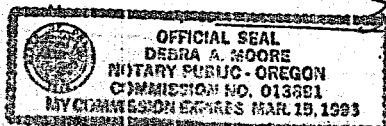
Subscribed and sworn to before me this 3RD

day of AUGUST 19 93

*Debra A. Moore*

Notary Public of Oregon

3-15 1996



## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by David A. Rike and Theodora Rike, husband and

wife, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of First National Bank of Oregon, as beneficiary, dated January 12, 1978, recorded January 16, 1978, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M78 at page 957, or as fee/file/instrument/microfilm/reception No. ---covering the following described real property situated in said county and state, to-wit:

Lot 8 in 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 Falls, 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 \$348.00 each, commencing with the payment due November 1, 1992 and continuing each month until this trust deed is reinstated or goes to trustee's sale; plus accrued late charges of \$42.04 as of April 13, 1993 and further late charges of \$13.52 on each delinquent payment thereafter, plus all fees, costs and expenses associated with this foreclosure, all sums expended by the 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.

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 \$25,441.22 with interest thereon at the rate of 8.50% per annum from October 1, 1992, until paid; plus 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 30, 1993, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 86.710, 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 MAY 17, 1993  
GEORGE C. REINMILLER  
Successor Trustee  
#5615 July 13, 20, 27, August 3, 1993

AFTER RECORDING RETURN TO:

George C. Reinmiller  
521 S.W. CLAY  
PORTLAND, OR 97201

ON

TRUSTEE'S NOTICE OF SALE

24450



Reference is made to that certain trust deed made by David A. Rike and Theodosia Rike, husband and wife,

Mountain Title Company, as grantor, to  
in favor of First National Bank of Oregon, as trustee,  
dated January 12, 1978, recorded January 16, 1978, in the mortgage records of  
Klamath County, Oregon, in book/reel/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 in 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 Falls, 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 \$348.00 each, commencing with the payment due November 1, 1992 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$42.04 as of April 13, 1993 and further late charges of \$13.92 on each delinquent payment thereafter, plus all fees, costs and expenses associated with this foreclosure, all sums expended by the 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.

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 \$25,641.22 with interest thereon at the rate of 8.50% per annum from October 1, 1992, until paid; plus 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 30, 1993,  
 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 per-  
 formance 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 May 17, 1993, 19\_\_\_\_

George C. Reinmiller  
 521 SW Clay, Suite 200  
 Portland, OR 97201 (503) 226-3607

GEORGE C. REINMILLER  
 Successor- Trustee

State of Oregon, County of \_\_\_\_\_ 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.

7114-004130 RIKE/MEI

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to  
 ORS 86.735 or ORS 86.750(1), fill in appropriate

SERVE: \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 23 day  
 of September A.D., 19 93 at 10:02 o'clock A M., and duly recorded in Vol. 22  
 of Mortgages on Page 24447

FEE \$25.00

Evelyn Biehn County Clerk  
 By Pauline M. Biehn