

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:

E O CHRISTENSEN
LAN T CHRISTENSEN
 74 N HWY 62
 CHILOQUIN , OR 97624
 1/28/94

E O CHRISTENSEN
LAN T CHRISTENSEN
 C/O ASPEN TITLE + ESCROW
 P O BOX 1238
 KLAMATH FALLS , OR 97601-0277
 1/28/94

ROBERT L HEIGHES
JOSEPHINE L HEIGHES
 74 N HWY 62
 CHILOQUIN , OR 97624
 1/28/94

ROBERT L HEIGHES
JOSEPHINE L HEIGHES
 P O BOX 398
 CHILOQUIN , OR 97624
 1/28/94

RONALD R STICKA
BANKRUPTCY TRUSTEE
 RE: 92-63074/HEIGHES
 P O BOX 11038
 EUGENE , OR 97440
 1/28/94

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

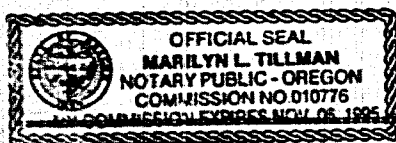
was contained in a sealed envelope with postage thereon fully prepaid, and was deposited by me in the United States post office at **Portland** Oregon, on the above dates. With respect to each person listed above, one such notice was mailed with postage thereon sufficient for first class delivery to 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.

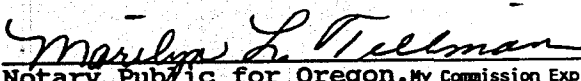
As used herein, the singular includes the plural, trustee includes successor-trustee, and person includes corporation and any other legal or commercial entity.


GEORGE C. REINMILLER, Successor-Trustee

Subscribed and sworn to before me this

June 2, 1994




 Notary Public for Oregon. My Commission Expires _____

After Recording Return to:

George C. Reinmiller
 521 SW Clay
 Portland, OR 97201

7837

FSB V CHRISTENS

**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 #6308

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:
MAY 1, 8, 15, 22, 1994

Total Cost: \$583.68

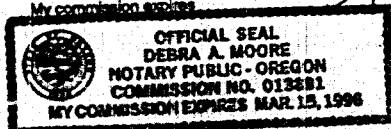
State Cust. _____
Sarah L. Parsons

Subscribed and sworn to before me this 22nd

day of MAY 21 19 94

Notary Public of Oregon

3-15 10 96

[illegible]

1. That the said portion of
 Government land of the
 State of California,

CHILDS, JOHN OR 76241
 6-10-91, Childs as
 signed to First Security
 Bank of Utah, N.A.
 by instrument recorded
 on January 18, 1991 in
 Vol. 1991, Pp. 1223, and
 recorded May 15,

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

26.735313, the default for which the foreclosure is made is creditor's failure to pay when due the following sum: Monthly installments of \$529.00 each, commencing with the payment due July 1, 1972 and continuing each month until the first day of the next calendar year, plus a late charge of 10% of the amount due.

5217. A. A. Of Nura
5218. And the fine
Charges of \$16.00
each delinquent
must be paid
penalties associated with
this foreclosure. The
sums expended by the
beneficiary to protect
the property of the
foreclosure during
the pendency of and
proceeding, evidence
that the said
provision of the terms
of the Trust Deed, and
over the deficit re-

account balance of \$1,524.

By reason of said default, the beneficiary has declared all sum owing on the obligation secured by said trust deed immediately due and payable, said sum being the following:

The sum of \$1,524, with interest thereon at the rate of 10% per annum from the date of default, 1972, until paid; all sums expended by beneficiary to protect the property or therein during its

WHEREFORE, notice hereby is given that the undersigned firm has agreed to pay to the undersigned firm the sum of \$100,000.00 in accordance with the terms and conditions set forth in the attached copy of the contract.

[illegible]

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 set for the sale, to have the 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 of trust deed; and in addition to paying the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed to benefit all trustees 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 "trustees and beneficiaries" include the respective successors in interest, if any.

DATED: January 2, 1994

REINMILLER,
Successor Trustee
#6308 MAY 1, 8, 15,
1994

AFTER RECORDING RETURN TO:

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

18108



TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by E. O. Christensen and Lan T. Christensen, husband and wife, as grantor, to Klamath County Title Company as trustee, in favor of Willamette Savings & Loan Association, (a division of American Savings & Loan Association) as beneficiary, dated February 28, 1983, recorded March 3, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83 at page 3301, or as fee/file/instrument/microfilm/reception No. _____ (indicate which), covering the following described real property situated in said county and state, to-wit:

That portion of Government Lot 10, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, lying East of State Highway No. 62 Plus all fixtures and mobile homes, if any, located thereon. (74 N HWY 62, CHILOQUIN OR 97624)

Beneficial interest assigned to First Security Bank of Utah, N.A. by instrument recorded January 18, 1991 in Vol. M91, Pg. 1223, and re-recorded May 15, 1992, Vol. M92, Pg. 10589, 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 \$529.00 each, commencing with the payment due July 1, 1992 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$257.44 as of November 5, 1993 and further late charges of \$16.09 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, and plus the deficit reserve account balance of \$1,585.29.

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 \$33,885.14 with interest thereon at the rate of 12.00% per annum from June 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, and plus the deficit reserve account balance of \$1,585.29.

WHEREFORE, notice hereby is given that the undersigned trustee will on May 26, 1994, 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, 1994, 1994

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.

Attorney for said Trustee

7837 860015019212762 CHRISTENSEN/HEIGHES

SERVE: _____

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.

KLAMATH COUNTY SHERIFF'S OFFICE - RETURN OF SERVICE

State of Oregon)
County of Klamath)

Court Case No.
Sheriff's Case No. 94-00234

Received for Service 01/24/94

I hereby certify that I received for service
the within:

TRUSTEE'S NOTICE OF SALE
NOTICE REQUIRED BY THE FAIR DEBT COLLECTION PRACTICE ACT

Further I certify that on 01/26/94, after personal inspection, I
found the following described real property to be unoccupied:

74 N HWY 62
CHILOQUIN, Oregon.

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

Carl R. Burkhardt, Sheriff
Klamath County, Oregon

By 
SELLERS, DAVID N

Copy to:

INTERSTATE PROCESS SERVING INC
PO BOX 422
BEAVERTON

OR 97075

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Geo. C. Reinmiller the 9th day
of June A.D., 19 94 at 11:10 o'clock A M., and duly recorded in Vol. M94,
of Mortgages on Page 18106.

FEE \$25.00

Evelyn Biehn - County Clerk
By 