AFFIDAVIT OF MAILING TRUSTEE'S NOTICE OF SALE

Volm94 Page 18106

ROBERT L HEIGHES

74 N HWY 62 CHILOQUIN

1/28/94

JOSEPHINE L HEIGHES

OR 97624

STATE OF OREGON, County of MULTNOMAH, ss:

82490

I, GEORGE C. REINMILLER being first duly sworn, depose, and say and certify that: At all times hereinefter mentioned I was and now an 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 geve 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 least property described at their respective last known addresses to-wit:

06-09-94A11:10 RCVD

legal representatives, where so indicated) at their respective last known addresses, to-wit:

E O CHRISTENSEN LAN T CHRISTENSEN 74 H HAY 62 , OR 97624 CHILOGUIN 1/28/94

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ROBERT L HEIGHES JOSEPHINE L HEIGHES P O BOX 398 CHILOGUIN . 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

RONALD R STICKA BANKRUPTCY TRUSTEE RE: 92-63074/HEIGHES P O BOX 11038 OR 97440 FLIGENE 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

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 miled 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 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
end elaction to mail described in said notice of sale was recorded. and election to sell described in said notice of sale was recorded.

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

REINMILLER. Successor-Trustee GEORGE

Subscribed and suorn to before me this Managara and

1004

June 2, 1994

OFFICIAL SEAL

MARILYN L TILLMAN NOTARY PUBLIC - OREGON COMMISSION NO.010776 BRESION EXPRES. NOV. 05. 199

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Marily A. Illman Notary Public for Oregon. My Commission Expires

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

FSB V CHRISTENS 7837

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STATE OF OREGON,		KUMATER UR
COUNTY OF KLAMATH		
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I, Sarah Parsons, Office Manager,	-111-1-2010-1-1-1-21	
being first duly sworn, depose and say that I am the principal clerk of the		execution by
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a newspaper of general circulation, as		cessors in init
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AFTER RECORDING RETURN TO;

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

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RIGHT 1585

STEVENS-NEES LAW PUBLI

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Klamath County Title Company, as trustee,
in favor of illamette Savings & Loan Association, (a division of American Savings & Loan Association) neficiary,
deted Eabrany 28 19.83, recorded March 3
Klamsth
as tee/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 Truster'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 gi	ven that the undersign	ed trustee will on MAY	.26	, 19.99,
at the hour of 1:00 o'clock, P.	M., in accord with t	the standard of time e	stablished by OR	S 187.110, at
front door - Klamath County Courthouse				••••••

in the City of <u>Klamath Falle</u>, County of <u>Klamath</u>, 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

GEORGE C. REINMILLER Successor- Trustee

State of Oregon, County of

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.

SERVE:

7837 860015019212762 CHRISTENSEN/HEIGHES

Attorney for said Trustee

If the foregoing is a copy to be served pursuant to ORS \$6,740 or ORS \$6.750(1), fill in opposite the name and address of party to be served.



KLAMATH COUNTY SHERIFF'S DEFICE - RETURN OF SERVICE

State of Oregon) Court Case No. County of Klamath) 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. Burkhart, Sheriff Klamath County, Oregon

SELLERS, DAVID N

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Copy to:

INTERSTATE PROCESS SERVING INC PO BOX 422 BEAVERTON OR 97075

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of ______ Geo. C. Reinmiller ______ the _____ the _____ day

 of _______ Mortgages ______ on Page __18106 ______,

 of _______ Mortgages ______ on Page __18106 ______,

 Evelyn Biehn - County Clerk

 By _______ Mustendus

 FEE \$25.00