

WHEN RECORDED MAIL TO:

Vol M99 Page 47834

Cal-Western Reconveyance Corporation  
P.O. Box 22004  
525 East Main Street  
El Cajon, CA 92022-9004

1999 DEC -3 PM 3:30

MTC 49059

(Recorder's Use)

T.S. NO. : 1017961-03  
LOAN NO. : 1084797982

**AFFIDAVIT OF MAILING NOTICE OF SALE**

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

} SS

I, Erin East being first duly sworn, depose, say and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of California, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the attached original or copy of 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 registered or certified mail and regular mail to each of the following named persons at their last known address, to-wit:

NAME & ADDRESS

SEE ATTACHED

CERTIFIED NO.

Said person(s) include the grantor in the trust deed, any successor in interest to the grantor whose interest appears of record or of whose interest the trustee or the beneficiary has actual notice, and any persons requesting notice as provided in ORS 86.735, and all junior lien holders as provided in ORS 86.740.

Each of the notices so mailed was certified to be a true copy of the original notice of sale by ESTHER P CHAMBERLAIN, for CAL-WESTERN RECONVEYANCE CORPORATION, the trustee named in said notice; each such copy was contained in a sealed envelope, with postage thereon fully prepaid, and was deposited by me in the United States mail in EL CAJON, CALIFORNIA, on 08/30/1999. Each of said notices was mailed after the notice of default and election to sell described in said notice of sale was recorded and at least 120 days before the day fixed in said notice by the trustee for the trustee's sale.

STATE OF CALIFORNIA } SS  
COUNTY OF SAN DIEGO

On 8-30-99 before me, the undersigned,  
a Notary Public in and for said State, personally appeared

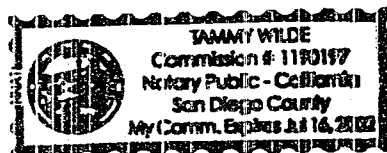
Erin East  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

ANOSOR

(notary seal)



Rev. 06/24/98

## TRUSTEE'S NOTICE OF SALE

47835

Loan No: 1084797982  
T.S. No: 1017961-03

Reference is made to that certain deed made by ,

MARVIN E. RIMER,  
as Grantor to  
MOUNTAIN TITLE COMPANY, as Trustee, in favor of

JACKSON COUNTY FEDERAL BANK,  
as Beneficiary,

dated September 3, 1993, recorded September 13, 1993, in official records of KLAMATH County, Oregon in book/reel/volume No. M93 at page No. 23354, fee/file/instrument/microfile/reception No. XX(indicated which), covering the following described real property situated in said County and State, to-wit:

LOT 9,10,23 AND 24 OF ROSELAWN, A SUBDIVISION OF BLOCK 70, BUENAVISTA ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH THE PORTION OF VACATED ALLEY WHICH INNUERD THERETO.

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 has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes: the default for which the foreclosure is made is the grantor's :

Failure to pay the monthly payment due March 1, 1999 of principal, interest and impounds and subsequent installments due thereafter; plus late charges; together with all subsequent sums advanced by beneficiary pursuant to the terms and conditions of said deed of trust.

Monthly payment \$475.25      Monthly Late Charge \$19.20

By this reason of said default the beneficiary has declared all obligations secured by said deed of trust immediately due and payable, said sums being the following, to-wit; The sum of \$51,721.70 together with interest thereon at the rate of 7.500 % per annum from 02/01/1999 until paid; plus all accrued late charges thereon; and all trustee's fees, foreclosure costs and any sums advance by the beneficiary pursuant to the terms and conditions of said deed of trust.

Whereof, notice hereby is given that, CAL-WESTERN RECONVEYANCE CORPORATION the undersigned trustee will on December 30, 1999 at the hour of 1:00 PM, Standard of Time, as established by Section 187.110, Oregon Revised Statutes, at ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE, 317 SOUTH 7TH

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 Section 86.753 of Oregon Revised Statutes has the right 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 said principal as would not then be due had no default occurred), together with the costs, trustee's and attorney's fees and curing any other default complained of in the Notice of Default by tendering the performance required under the obligation or trust deed, at any time prior to five days before the date last set for sale.

Loan No: 1084797982  
T.S. No: 1017961-03

47836

### TRUSTEE'S NOTICE OF SALE

In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes plural, the word "grantor" includes any successor in interest to the grantor as well as any other persons owing an obligation, the performance of which is secured by said trust deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated: August 27, 1999

CAL-WESTERN RECONVEYANCE CORPORATION  
525 EAST MAIN STREET  
P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION  
(619)590-9200 Ext.

Signature/By: Wendy J. Fung

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO } SS

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

Esther P Chamberlain  
ESTHER P CHAMBERLAIN  
TRUSTEE SALE OFFICER

NOSOR

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Rev. 06/19/97

DC0026R1 REAE  
8:31:18 08/30/99

OR - NOS MLC  
Postage: 40.32

Affidavit Attachment

Sender: Cal-Western Reconveyance Corporation Page: 1  
P.O. Box 22004  
525 East Main Street  
El Cajon CA 92022-9004

Article # Name & Address

Z870730465 T.S. No.: 1017961-03 # 003  
U.S. NATIONAL BANK OF OREGON  
501 SE HANTHORNE BLVD., STE. 301  
PORTLAND OR 97208-3176

Z870730467 T.S. No.: 1017961-03 # 005  
FOREST PRODUCTS FEDERAL CREDIT UNION  
P.O. BOX 1179  
KLAMATH FALLS OR 97601

Z870730469 T.S. No.: 1017961-03 # 007  
ANNETTE GERLINDE RIMER  
1737 MENLO WAY  
KLAMATH FALLS OR 97601

Z870730471 T.S. No.: 1017961-03 # 002  
MARVIN E. RIMER  
701 ROSEWAY DRIVE  
KLAMATH FALLS OR 97601-2036

Article # Name & Address

Z870730466 T.S. No.: 1017961-03 # 004  
WASHINGTON WATER POWER CO., DBA  
WP NATURAL GAS  
E. 1411 MISSION  
SPOKANE WA 99202

Z870730468 T.S. No.: 1017961-03 # 006  
CARTER JONES COLLECTIONS, LLC  
1145 PINE STREET  
KLAMATH FALLS OR 97601

Z870730470 T.S. No.: 1017961-03 # 001  
MARVIN E. RIMER  
701 ROSEWAY DRIVE  
KLAMATH FALLS OR 97601

47837

## TRUSTEE'S NOTICE OF SALE

47838

Loan No: 1084797982  
T.S. No: 1017961-03

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ON THE SECOND FLOOR LOBBY OF THE KLAMATH COUNTY COURTHOUSE,  
317 SOUTH 7TH

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47839

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P.O. BOX 22004  
EL CAJON CA 92022-9004

CAL-WESTERN RECONVEYANCE CORPORATION  
(619)590-9260 Ext.

Signature/By: Wendy J. Fung

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO } SS

I, the undersigned, certify that I am the Trustee Sale Officer, and that the foregoing is a complete and exact copy of the original Trustee's Notice of Sale.

\_\_\_\_\_  
ESTHER P CHAMBERLAIN  
TRUSTEE SALE OFFICER

NOSOR

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Rev. 06/19/97

State of Oregon, County of Klamath  
Recorded 12/03/99, at 3:30 p.m.  
In Vol. M99 Page 47834  
Linda Smith,  
County Clerk Fees 35.00