

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(COPY OF NOTICE TO BE PASTED HERE)

I, Clara M. Dent
being first duly sworn, depose and say
that I am the principal clerk of the pub-
lisher of the Herald and News
a newspaper of general circulation, as de-
fined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the
notice

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four successive
and consecutive week ~~s~~ (4 inser-
tion s) in the following issue s:
June 25, July 2, 9, 16, 1968.

Clara M. Dent

Subscribed and sworn to before me this 17th

day of PUBLIC July, 1968.

Marie Schmitt
Notary Public of Oregon.

My commission expires JUL 26 1971 19

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Joseph L. Cooley and Myrtle E. Cooley, husband and wife, and James F. Laws and Daphna Laws, husband and wife, as grantor, to William Ganong, as trustee, to secure certain obligations in favor of First Federal Savings & Loan Association of Klamath Falls, as beneficiary, dated May 5, 1966, recorded May 6, 1966, in Book M.66 at Page 4988 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

Lot 20, Block 305, DARROW ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

- \$85.25 on December 15, 1967
- \$85.25 on January 15, 1968
- \$85.25 on February 15, 1968
- \$85.25 on March 15, 1968

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit: \$8,213.20 with interest thereon at the rate of 8 1/4 per cent per annum from January 1, 1968, together with attorneys' fees and trustee's fees of \$443.52, plus costs and disbursements of non-judicial foreclosure proceedings.

A notice of default and election to sell and to foreclose was duly recorded April 10, 1968, in Book M.68 at Page 2788 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 30th day of August, 1968, at the hour of 10:00 o'clock A.M. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps of 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 Section 86,760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the

trust deed reinstated by payment of the entire amount due (other than such portion of said principal as would not then be due had no default occurred) together with costs, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon, April 10, 1968,
William Ganong
Trustee

No. 563: June 25, July 2, 9, 16, 1968.

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STATE OF OREGON,) ss
County of Multnomah)
I, _____, County Clerk, do hereby certify that
_____ Ganong, Ganong, Gordon
_____ 31 _____ July _____ A. D. 19 68
at 10:35 _____ A. M. and City
of _____ M-68 of Mortgages
Page 6911
FORGOTTEN RECORDS, County Clerk
By *Charles K. Hartman*
Fee 3.00

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5