

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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 a ~~week~~ (4 inser-
tion s) in the following issue s:
May 10, 17, 24, 31, 1973

Total Cost \$97.14

Clara M. Dent

Subscribed and sworn to before me this 31st

day of May, 19 73.

Beulah E. Carter
Notary Public for Oregon.

My commission expires Nov 71 19 75

(COPY OF NOTICE TO BE PASTED HERE)

PUBLIC NOTICE

PUBLIC NOTICE

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made, executed and delivered by DONALD G. COOK and NANCY SUE COOK, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE CO., as trustee, to secure certain obligations in favor of COM. MONWEALTH, INC., an Oregon corporation, as beneficiary, dated August 24, 1970, recorded September 14, 1970, in book M-70 at page 8062 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

LOT 7, BLOCK 5, FIRST ADDITION TO KELENE GARDENS, 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:

	PAYMENT DUE	LATE CHARGE	TOTAL
10-1-72	\$ 88.64	\$ 1.77	\$ 90.41
11-1-72	88.64	1.77	90.41
12-1-72	88.64	1.77	90.41
1-1-73	88.64	1.77	90.41
2-1-73	88.64	1.77	90.41
3-1-73	88.64	1.77	90.41
4-1-73	88.64		88.64
			TOTAL \$631.10

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: The sum of \$17,359.24 with interest thereon at the rate of 8.5 percent per annum less the sum of \$164.27 applied to principal on the date of the recording of the Notice of Default.

A notice of default and election to sell and to foreclose was duly recorded April 12, 1973, in book M-73 at page 4269 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Thursday, the 30th day of August, 1973, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at inside front door of the 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 Portland, Oregon, April 16, 1973.

DENTON G. BURDICK, JR.
Successor - Trustee

No. 757: May 10, 17, 24, 31, 1973

STATE OF OREGON,
County of Klamath

Filed for record at request of

Hutchinson, Schwab, et al

on this 5th day of June A.D. 19 73

at 2:12 o'clock P M, and d

recorded in Vol. M73 of Deeds

page 6904

Wm J. MILNE, County Clerk

By Beulah E. Carter cpul

fee \$2.00