

757 JUN 5 2 12 PM 1973

77305

Vol. 1173 Page 6904

77510

Affidavit of Publication

Vol. 1173 Page 7157

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 Newsa 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 ~~times~~ (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 31stday of May, 19 73Beverly E. Carter
Notary Public for OregonMy commission expires Nov 91 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, OREGONBoth 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	1.77	90.41
			TOTAL \$631.10

By reason of said default the beneficiary has declared the entire un-
paid 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 \$14.27 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 Court
House 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 in-
terest 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 88.760 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
and the trust deed reinstated by payment 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 73at 2:12 o'clock P M, andrecorded in Vol. M73 of Deedsage 6904

Wm. D. MILNE, County Clerk

By Carol D. Draz cpul

Fee \$2.00

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of HUTCHINSON, SCHWAB, et althis 11th day of June A.D. 19 73 at 9:23 o'clock AM., and duly recorded inVol. M 73 of MORTGAGES on Page 7157re-recorded - was in deeds
shd be in mortgages

NO FEE

WM. D. MILNE, County Clerk
By Carol D. Draz