

A-22544-77929

Affidavit of Publication

7745

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(COPY OF

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 five successive
and consecutive week a times (5 inser-
tion s) in the following issue s:
April 12, 19, 26, May 3, 10, 1973

Total Cost \$122.25

Clara M. Dent

Subscribed and sworn to before me this 10th

day of May, 1973

Donald E. Carter
Notary Public of Oregon.

My commission expires Nov 11 1975

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Deed of Trust made, executed and delivered by JOHN D. MURPHY and ELLA F. MURPHY, husband and wife, as Grantor, to KLAMATH COUNTY TITLE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON, as Beneficiary, dated December 9, 1971, recorded December 13, 1971, in Book M71, at Page 13050, of the Record of Mortgages of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 7, Block 6, WINCHESTER No. 1025, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.

PIONEER NATIONAL TITLE INSURANCE COMPANY was appointed successor trustee by a certain instrument dated January 23, 1973, and recorded January 26, 1973, in Book M73, at Page 928, of the Record of Mortgages of Klamath County, Oregon, and is now vested with all the powers of said former Trustee.

Both Beneficiary and Trustee have elected to sell said real property to satisfy the obligation secured by said Deed of Trust and to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is the failure of Grantor to pay when due the following sums owing on said obligations:

\$ 167.00 due on Sept. 1, 1972
\$ 167.00 due on Oct. 1, 1972
\$ 167.00 due on Nov. 1, 1972
\$ 167.00 due on Dec. 1, 1972
\$ 167.00 due on Jan. 1, 1973
\$ 167.00 due on Feb. 1, 1973

and a like amount due on the first day of each month thereafter, which sums are now past due, owing and delinquent according to the terms of the promissory note described in said Deed of Trust. By reason of said default Beneficiary has declared the entire unpaid balance of all obligations secured by said Deed of Trust together with the interest thereon immediately due, owing and payable, said sums being the following to wit:

\$19,434.89, together with interest thereon at the rate of 7 per cent per annum from August 1, 1972, until paid, less balance, if any, in loan trust fund account at time of sale.

A Notice of default and election to sell and to foreclose was duly recorded on February 7, 1973, in Book M73, at Page 189, of said Record of Mortgages, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Tuesday, the 3rd day of July, 1973, at the hour of 1:30 p.m., at the office of Klamath County Title Company, 422 Main Street, in the city of Klamath Falls, county of Klamath, State of Oregon, sell by public auction

to the highest bidder

all the right, title and interest

in and to the above described

property, together with the

benefit and advantage of the

same, and all other rights and

interests in and to the same,

and all other rights and

interests in and to the same,

and all other rights and

interests in and to the same,

and all other rights and

interests in and to the same,

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STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY TITLE CO

on this 19th day of JUNE A. D., 19 73

at 4:19 o'clock P.M. and duly

recorded in Vol. M 73 of MORTGAGES

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WM. D. MILNE, County Clerk

Fee \$ 4.00 By Hazel Drayton Deputy.