

87372 Affidavit of Publication 4125
Vol. 124 Page 1125

STATE OF OREGON,
COUNTY OF KLAMATH

BR.

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 beginning (in-
sertion) in the following issue s:
March 7, 14, 21, 28, 1974

Total Cost \$27.89

Clara M. Dent

Subscribed and sworn to before me this 28th

day of March, 1974

Deborah E. Carter
Notary Public of Oregon.

My commission expires April 11, 1975

Let. late, Hardy,
Butler, McFuen & Weiss
1408 Standard Plaza
Portland, OR 97204
ATTN: Victor W. VanKoten

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made, executed and
delivered by KENNETH L.
PHEANIS and CATHERINE V.
PHEANIS, husband and wife, as
grantor, to KLAMATH COUNTY
TITLE COMPANY, as trustee, to
secure certain obligations in favor
of FIRSTBANK MORTGAGE
CORPORATION, as beneficiary,
dated August 23, 1972, recorded
September 26, 1972, in Vol. M72 at
page 10904 of the microfilm records
of Klamath County, Oregon,
covering the following described
real property situated in said
county and state, to-wit: Lot 18 in
Block 7 of TRACT No. 1023 WIN-
CHESTER, according to the official
plat thereof on file in the office of
the County Clerk, Klamath County,
Oregon.

Subsequent to the execution of
said Trust Deed, Marina Federal
Savings & Loan Association
became, and now is, the beneficiary
thereunder, by virtue of an
Assignment from Firstbank Mort-
gage Corporation, recorded
November 20, 1972 in Vol. M72, page
13449, Microfilm Records of
Klamath County, Oregon. Victor W.
VanKoten became and now is, the
successor, trustee thereunder, by
virtue of an appointment by Marina
Federal Savings & Loan
Association dated the 4th day of
February, 1974, and recorded
February 13, 1974 in Vol. M74, page
2390 microfilm records of 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:
Payments of \$180 per month for
each of the months of August, 1973,
September, 1973, October, 1973,
November, 1973, December, 1973,
January, 1974 and February, 1974.

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, im-
mediately due, owing and payable,
said sums being the following, to-
wit: (1) Principal balance of
\$22,656.00 plus interest at 7% per
annum from July 1, 1973; (2) Tax
and insurance deficiency in the
amount of \$99.68.

A notice of default and election to
sell and to foreclose was duly
recorded February 13, 1974, in Vol.
M72 at page 2391 of said microfilm
records, reference thereto hereby
being expressly made.

WHEREFORE, NOTICE
HEREBY IS GIVEN that the
undersigned trustee will on Mon-
day, the 15th day of July, 1974, at
the hour of 9:30 o'clock, A.M.,
Standard Time, as established by
Section 187.110 Oregon Revised
Statutes, at Front steps, 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 hereby secured and the
costs and expenses of sale, in-
cluding a reasonable charge by the
trustee. Notice is further given that
any person named in Section 86.740
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
singular includes the plural.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 14th day of APRIL, A. D., 1974 at 12:17 o'clock P.M., and duly recorded in
Vol. M74, of MORTGAGES on Page 1125

FFE \$ 2.00

By WM. D. MILNE, County Clerk
Deputy