

92905

Affidavit of Publication

Vol. 114 Page 12093

28-6802
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 five successive
and consecutive weeks beginning (5 weeks)

on the following issue is:
August 9, 16, 23, 30, Sept. 6, 1974.

Total Cost \$111.50

Clara M. Dent

Subscribed and sworn to before me this 6th

day of September, 1974

Benjamin E. Carter
Notary Public of Oregon.

Witness my hand and seal this 6th day of September, 1974

(COPY)

TRUSTEE'S
NOTICE OF SALE

Reference is made to that certain Trust Deed made, executed and delivered by MORRIS B. CASKEY and SUE ANN CASKEY, husband and wife, as Grantors, to TRANSAMERICA TITLE INSURANCE COMPANY, as Trustee, to secure certain obligations in favor of FIRST NATIONAL BANK OF OREGON, as Beneficiary, dated April 4, 1972, recorded April 4, 1972, in Volume M-72, Page 5536, of the Record of Mortgages of Klamath County, Oregon, covering the following described real property situated in said county and state, to wit:

Lot 13 and the North 10 feet of Lot 14, WEST PARK, city of Klamath Falls.

RICHARD A. EDWARDS, an attorney who is an active member of the Oregon State Bar, was appointed successor Trustee by a certain instrument dated May 7, 1974, and recorded May 9, 1974, in Volume M-74, Page 5786, 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 obligations secured by said Trust Deed and to foreclose said deed by advertisement and foreclosure sale made is the failure of Grantor to pay when due the following sums owing on said obligations:

\$165.00 due on Feb. 1, 1974
\$165.00 due on Mar. 1, 1974
\$165.00 due on Apr. 1, 1974
\$165.00 due on May 1, 1974

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 Trust Deed. By reason of said default Beneficiary has elected to sell 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:

\$16,434.63, together with interest thereon at the rate of 7 percent per annum from January 1, 1974, until said balance is paid in full.

A notice of default and election to sell was filed in the office of the County Clerk of Klamath County, Oregon, on May 20, 1974, in Volume M-74, Page 6235, of said Record of Mortgages, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned Trustee will, on Wednesday, the 16th day of October, 1974, at the hour of 11:00 a.m., at the office of William A. Sizemore, Attorney at Law, 538 Main Street, 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 said described real property which said Grantor had or had power to convey at the time of the execution by Grantor of said Trust Deed, together with any interest which said Grantor or the successors in interest to Grantor acquired after the execution of said Trust Deed, to satisfy the foregoing obligations then due secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by the Trustee, and a reasonable attorney's fee for Trustee's services.

Notice is further given that any person named in Section 86.704 of Oregon Revised Statutes has the right to have the foregoing notice dismissed and the Trust Deed reinstated by payment of the entire amount due on said obligations, together with any interest which said Grantor or the successors in interest to Grantor acquired after the execution of said Trust Deed, to satisfy the foregoing obligations then due secured and the costs and expenses of sale, including the cost of a title search, a reasonable charge by the Trustee, and a reasonable attorney's fee for Trustee's services.

It is further stated that the word "Grantor" includes any successor in interest to Grantor as well as any other person owing an obligation secured by said Trust Deed and their successors in interest.

Witness my hand and seal this 6th day of September, 1974.

Benjamin E. Carter
Notary Public of Oregon.

Witness my hand and seal this 6th day of September, 1974

Witness my hand and seal this 6th day of September, 1974

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

Transamerica Title Ins

this 11 day of Sept, 1974 at 3:52 o'clock P. M., and duly recorded in

Vol. M-74, of mortgages on Page 12093

2.00

Wm. D. Murphy, County Clerk

Deputy