

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

A-26283

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-

scribed 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 days (4 inser-

tion s) in the following issue s:

October 17, 24, 31, November 7, 1975.

Total Cost \$97.92

Clara M. Dent

Subscribed and sworn to before me this 7

day of November, 19 75

Deborah E. Carter
Notary Public of Oregon.

My commission expires Nov 11, 1975

Ref. Victor W. Van Katen
1408 Standard Plaza
Portland OR 97204

ss.

TRUSTEE'S NOTICE OF SALE
Reference is made to that cer-
tain trust deed made, executed
and delivered by LESLIE G.
CLEMENTS and SUSAN LYNN
CLEMENTS, husband and wife, as
grantor, to KALMATH COUNTY
TITLE CO., as trustee, to secure
certain obligations in favor of
FIRSTBANK MORTGAGE
CORPORATION, as beneficiary,
dated June 22, 1973, recorded July
2, 1973, in the mortgage records of
Klamath County, Oregon, in book
M 73 at page 8340, or covering the
following described real property
situated in said county and state,
to-wit:

Lot 21 of Block 5 of Tract #1025
Winchester, according to the
official plat thereof on file in
the office of the County Clerk of
Klamath County, Oregon.

Daniel Vernon Johnson and Ja-
neen Lee Johnson, husband and
wife, are the present fee owners of
the subject property. Sherwood &
Roberts, Inc., a Washington cor-
poration is the present beneficiary
under the deed of trust by virtue of
an assignment recorded January
14, 1974.

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 ow-
ing on said obligations, which
sums are now past due, owing and
delinquent:

Payments in the sum of \$156
each, due March 1, 1975, April
1, 1975, May 1, 1975, June 1,
1975, July 1, 1975, August 1, 1975
and September 1, 1975.

***In Vol. M 74, page 427,
Mortgage Records of Klamath
County, OR, Victor V. Van Katen is
the successor trustee by virtue of
an appointment dated September
19, 1975 and recorded on the 29th
day of September, 1975.

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:

Principal balance is \$17,783.64
plus interest at 7% per annum
from February 1, 1975.

A notice of default and election
to sell and to foreclose was duly
recorded September 29, 1975, in
Vol. M 75 at page 11814 of said
mortgage records, reference
hereto hereby being expressly
made.

WHEREFORE, NOTICE
HEREBY IS GIVEN That the un-
signed trustee will on Tuesday,
the 29th day of February, 1976, at
the hour of 9:00 o'clock a.m., Stan-
dard Time, as established by Sec-
tion 187.110, Oregon Revised
Statutes, at Front steps, Klamath
County Courthouse, in the City of
Klamath Falls, County of
Klamath, State of Oregon, sell of
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 ex-
penses 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 re-
quires, the masculine gender in-
cludes the feminine and the
neuter, the singular includes the
plural, the word "grantor" in-
cludes 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,
October 3, 1975.

Victor W. Van Katen
Successor
October 17, 24, 31, November 7,
1975

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Klamath County Title
this 12 day of Nov A. D., 19 75 at 3:12 o'clock P. M., and duly recorded in
Vol. M 75 of mortgages on Page 14176.

Deputy

WM. D. MILNE, County Clerk