

31581

KNOW ALL MEN BY THESE PRESENTS, That I,

William O. Kurtz

have made, constituted and appointed and by these presents do make, constitute and appoint  
Idamary Kurtz  
my true and lawful attorney, for me and in my name, place and stead and for my use and benefit, to

To sign and complete all papers necessary for the closing of sale  
of property at 4014 Delaware.

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing  
whatsoever requisite and necessary to be done, as fully, to all intents and purposes, as I might or could do if per-  
sonally present, hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done,  
by virtue hereof.

In construing this instrument and where the context so requires, the singular includes the plural.  
Dated June 13, 19 75.

*William O. Kurtz*

STATE OF OREGON, County of KLAMATH

June 13, 19 77

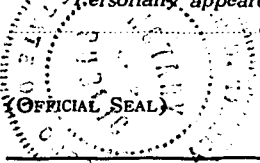
Personally appeared the above named

William O. Kurtz

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon. My commission expires 7/28/78



**POWER OF ATTORNEY**  
(FORM No. 15)

TO

SPACE RESERVED  
FOR  
RECORDER'S USE

AFTER RECORDING RETURN TO

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instru-  
ment was received for record on the  
21th day of JUNE, 19 77,  
at 4:23 o'clock PM., and recorded  
in book M77 on page 11232 or as  
file/reel number 31581, Record  
of DEEDS  
of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

Recording officer.

By *Hazel W. Wagoner* Deputy.

FEE \$ 3.00

31687

# Affidavit of Publication

STATE OF OREGON  
COUNTY OF KLAMATH

COPY OF NOTICE TO BE PASTED HEREIN

I, Carol A. Leaton, Clerk of the County of Klamath, first duly sworn, depose and say that I am the principal clerk of the publisher of

the newspaper of general circulation, as

defined by Chapter 193 ORS, printed and published at Klamath Falls in the aforesaid

county and state, that the

attached copy of which is hereto annexed, was published in the entire issue of said

newspaper for

consecutive and consecutive week s day s

in the following issue s:

April 13, 20, 27, 1977

Total Cost \$113.88

*Carol A. Leaton*

Subscribed and sworn to before me this 27th day of April 1977

*Cathryn E. Waters*  
Notary Public of Oregon

My commission expires

11-12-1979

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by W. E. Hantzmon and Rose H. Hantzmon, husband and wife, as grantor, to William Ganong, as trustee, to secure certain obligations in favor of First Federal Savings and Loan Association of Klamath Falls, as beneficiary, dated May 28, 1962, recorded May 29, 1962, in the mortgage records of Klamath County, Oregon, in book 210 at page 537, covering the following described real property situated in said county and state, to-wit: Beginning at a point which lies North 1°14' West a distance of 660.3 feet and South 89°26' West a distance of 430 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 S., R. 9, E. W. M., and running thence: Continuing South 89°26' West a distance of 200 feet to an iron pin; thence North 1°14' West a distance of 144.1 feet to an iron pin; thence North 89°24' East a distance of 200 feet to an iron pin; thence South 1°14' East a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.666 acres, more or less, in the S½S½N½SE¼SE¼ of Section 3, Township 39 S., R. 9, E. W. M.

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:

August 1, 1976	\$146.10
September 1, 1976	146.10
October 1, 1976	146.10
November 1, 1976	146.10
December 1, 1976	146.10
January 1, 1977	146.10
February 1, 1977	146.10
March 1, 1977	146.10

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 of	\$17,319.93
Real Property Taxes	612.01
Insurance Premium	159.00
	\$18,090.94

Plus interest thereon at the rate of 6½% per annum from August 1, 1976.

A notice of default and election to sell and to foreclose was duly recorded March, 1977, in book M-77 at page 4446 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 26th day of July, 1977, at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 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 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 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 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.

1113.7  
*Carl Albrecht*

Subscribed and sworn to before me this

11/12/77

1977

*Cathryn E. Waters*  
Notary Public of Oregon

My commission expires

11/12/77

1976.  
A notice of default and election to sell and to foreclose was duly recorded March, 1977, in book M-77 at page 444a of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 26th day of July, 1977, at the hour of 10:00 o'clock, A. M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Room 204, 540 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 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 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 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 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 Klamath Falls, Oregon, March 15, 1977.

Wm. Ganong, Jr.  
Successor Trustee

State of Oregon, County of Klamath, ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls, Oregon, this 16th day of March, 1977.

William L. Sisemore  
Attorney for said Trustee  
April 6, 13, 20, 27, 1977

STATE OF OREGON; COUNTY OF CLATSOP

Filed for record at county of CLATSOP

this 21th day of JUNE 1977 at 11:29 AM, one

duly recorded in Vol. 1177 of MORTGAGES No. 11733

FEE \$ 6.00

W. B. MOORE, County Clerk  
*W. B. Moore*