

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

SS.

I, Sarah Parsons Office  
Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of  
the Herald & Newsa newspaper of general circulation, as  
defined by Chapter 193 ORS, printed and

published at Klamath Falls in the aforesaid

county and state; that the

#152 Trustee's Notice of Sale

(COPY OF NOTICE TO BE PASTED HERE)

**TRUSTEE'S NOTICE OF SALE**

Notice is hereby made to all persons interested in the real property described in the foregoing, that the same is being sold at public auction, to-wit: by LOCKETS BALLARD, dba AMERICAN CONSTRUCTION CO., as grantor, to MOUNTAIN TITLE COMPANY, an Oregon corporation, as trustee, to secure certain obligations in favor of SOUTH VALLEY STATE BANK, an Oregon corporation, as beneficiary, dated April 14, 1977, recorded April 25, 1977, as Book 1472 of page 7001 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: Lot 5, Block 2, HENLEY ACRES.

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: On August 25, 1977, the sum of \$25,000.00, together with interest thereon at the rate of 10% per annum from April 14, 1977, until paid.

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: \$25,000.00, together with interest thereon at the rate of 10% per annum from April 14, 1977, until paid.

A notice of default and election to sell and to foreclose was duly recorded December 16, 1977, in Book 1472 of page 6373 of said mortgage records, reference thereto hereby being expressly made.

**WHEREFORE, NOTICE HEREBY IS GIVEN** that the undersigned trustee will sell the above described real property at public auction, to-wit: by LOCKETS BALLARD, dba AMERICAN CONSTRUCTION CO., as grantor, to MOUNTAIN TITLE COMPANY, an Oregon corporation, as trustee, to secure certain obligations in favor of SOUTH VALLEY STATE BANK, an Oregon corporation, as beneficiary, dated April 14, 1977, recorded April 25, 1977, as Book 1472 of page 7001 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: Lot 5, Block 2, HENLEY ACRES.

at the front steps of the 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 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, December 19, 1977.

S/H.P. SMITH  
Successor Trustee  
8452 (Rev. 2-28, Apr. 21, 1978)

Total Cost \$14.13

Sarah L. ParsonsSubscribed and sworn to before me this 11th  
day of April, 1978Cornelius E. Waters  
Notary Public of OregonMy commission expires 11-22-1979H.F. SMITH  
Attorney at Law  
840 Main Street  
Klamath Falls, OR 97601STATE OF OREGON,  
County of Klamath )  
Filed for record at request ofon this 25th day of April A.D. 19 78  
at 9:10 o'clock A M, and duly  
recorded in Vol. N78 of Mortgages  
page 8022Wm D. MILNE, County Clerk  
Barbara J. Hatch Deputy

Fee \$3.00