

15-31074

# 65895 Affidavit of Publication

Vol. <sup>M</sup>79 Page 8924

STATE OF OREGON,  
COUNTY OF KLAMATH

(COPY OF NOTICE TO BE PASTED HERE)

I, Sarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of  
the Herald and News

a newspaper of general circulation, as  
defined by Chapter 193 ORS. printed and  
published at Klamath Falls in the aforesaid  
county and state; that the

#354 Trustee's Notice of Sale

- Spaulding

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for Four

successive and consecutive week s day s,  
(4 insertion s) in the following issue s: —

Mar. 2, 9, 16, 23, 1979

Total Cost: \$89.85

Sarah L. Parsons

Subscribed and sworn to before me this 23  
day of March 19 79

Fritz Becker  
Notary Public of Oregon

My commission expires Jan 15 82

Return  
NOT

## TRUSTEE'S NOTICE OF SALE

Reference is made to that cer-  
tain trust deed made, executed  
and delivered by Earl Spaulding  
and Fern Spaulding, husband and  
wife, as grantor, to Klamath  
County Title Company, as trustee,  
to secure certain obligations in  
favor of Carlsen Development  
Company and Edset Development  
Company as beneficiary, dated  
May 24, 1976, recorded February  
22, 1977, in the mortgage records of  
Klamath County, Oregon, in book  
M77 at page 3077, covering the  
following described real property  
situated in said county and state,  
to-wit:

Lot 25 in Block 44 of First  
Addition to Klamath Forest  
Estates according to the official  
plat thereof on file in the office of  
the County Clerk of Klamath  
County, Oregon.

Both the beneficiary and the  
trustee have elected to sell the said  
real property to satisfy the obliga-  
tions secured by said trust deed  
and to foreclose said deed by  
advertisement and sale; the de-  
fault 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:

The monthly principal and in-  
terest payment due May 24, 1977,  
has not been made and like  
installments coming due on the  
24th day of each calendar month.  
Also any unpaid taxes or  
assessments.

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:

\$1,790.00 plus interest at 7% from  
April 24, 1977, together with any  
unpaid taxes and assessments and  
all expenses of trustee sale.

A notice of default and election  
to sell and to foreclose was duly  
recorded December 8, 1978, in  
book M78 at page 27734 of said  
mortgage records, reference  
thereto hereby being expressly  
made.

WHEREFORE, NOTICE  
HEREBY IS GIVEN That the  
undersigned trustee will on Fri-  
day, the 4th day of May, 1979, at  
the hour of 2 o'clock, P.M.,  
Standard Time, as established by  
Section 187.110, Oregon Revised  
Statutes, at 422 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 execu-  
tion 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  
requires, the masculine gender  
includes 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 "benefici-  
ary" includes any successor in  
interest of the beneficiary named  
in the trust deed.

DATED at Klamath Falls, Or-  
egon, December 15, 1979.  
KLAMATH COUNTY TITLE  
CO., Trustee  
By Darle Runnels  
Secretary  
#354 Mar. 2, 9, 16, 23, 1979

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

Klamath County Title Co.

on this 20th day of April A.D. 19 79  
at 3:08 o'clock P M, and duly  
recorded in Vol. M79 of Mortgages  
page 8924

Wm D. Milne, County Clerk

By Bernard H. H. H. Deputy

Fee \$ 3.00