

3-275

Affidavit of Publication

65898

Vol. 79 Page 8927

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 Klamath Falls 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

Public Notice

Timothy James Ferraro

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for Four

~~successive~~ consecutive ~~week~~ days,

(4 insertion s) in the following issue s:

Mar. 2

Mar. 9

Mar. 16

Mar. 23

Total Cost

389.85

Sarah L. Parsons

Subscribed and sworn to before me this 23rd

day of March 19 79

John D. Milne
Notary Public of Oregon

My commission expires Jan 15 1982

Return
KCT

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Timothy James Ferraro and Shirley Marie Ferraro, as grantor, to Klamath County Title Company, as trustee, to secure certain obligations in favor of Klamath Forest Estates unit #4 et al, as beneficiary, dated June 9, 1977, recorded November 14, 1977, in the mortgage records of Klamath County, Oregon, in book M77 at page 21988, covering the following described real property situated in said county and state, to-wit:

Lot 34 in Block 79 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to the official plat thereof in 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 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:

The monthly principal payment and interest payment due April 9, 1978, has not been made and like installments coming due on the 9th day of each calendar month. Also any unpaid taxes and/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:

\$4,400.00 plus interest at 7% from March 8, 1978, together with all unpaid taxes, 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 27738 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, 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 Klamath County Title Company, 422 Main, in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public action 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, February 22, 1979.
KLAMATH COUNTY TITLE
CO., Trustee
By Darle Runnels
Secretary
1355 Mar. 2, 9, 16, 23, 1979

STATE OF OREGON,
County of Klamath)

Filed for record at request of

Klamath County Title
on this 20th day of April A.D. 19 79
at 3:00 o'clock P. M. and date
recorded in Vol. M79 of Northpage

8927
Wm D. MILNE, County Clerk

Fee: \$3.00

Fee

By Bernice H. Hiteh Deputy