

K-31276

65901 Affidavit of Publication

Vol. ^m 79 Page 8930STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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 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 _____

#356 Trustee's Notice of Sale

Shoaffa 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: —
March 2, 9, 16, 23, 1970Total Cost: \$80.85Sarah L. ParsonsSubscribed and sworn to before me this 23
day of March 19 70John D. Beck
Notary Public of OregonMy commission expires Jan 15 1982Res:
Klamath County TitleTRUSTEE'S NOTICE
OF SALEReference is made to that cer-
tain trust deed made, executed
and delivered by Charles Daniel
Shoaff, Jr. and Laura Jean Shoaff,
as grantor, to Klamath County
Title Company, as trustee, to
secure certain obligations in favor
of Klamath Forest Estates Unit #4,
a partnership et al, as beneficiary,
dated August 3, 1977, recorded
September 7, 1977, in the mortgage
records of Klamath County, Or-
egon, in book M77 at page 16608,
covering the following described
real property situated in said
county and state, to-wit:Lots 32 and 33 in Block 121 of
Klamath Falls Forest Estates,
Highway 66 Unit, Plat No. 4,
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
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 and in-
terest payment due January 3,
1978 and like installments coming
due on the 3rd day of each
calendar month, and also the
1977-78 and 1978-79 real property
taxes.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:\$1,570.00 together with interest
at 7% from December 3, 1977 and
all assessments now due plus 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 owning 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, February 22, 1979.KLAMATH COUNTY TITLE
CO., TrusteeBy Darle Runnels
Secretary

#356 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 19 79
at 3:08 o'clock P. M. and dulyrecorded in Vol. M79 of Mortgages
page 8930Wm D. MILNE, County ClerkBy Sarah L. Parsons Deputy

Fee \$3.00