

Affidavit of Publication

STATE 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 thatI 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 _____

#517 Public Notice

Trustee Sale

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for Four~~successive and consecutive weeks~~ day s,(4 insertion s) in the following issue s: _____April 7April 14April 21April 28Total Cost \$130.07Sarah L. ParsonsSubscribed and sworn to before me this 28th
day of April 1980Rita Buckner
Notary Public of OregonMy commission expires Jan 15 1982WILLIAM L. SISEMORE
Attorney at Law
540 Main Street
Klamath Falls, OR 97601TRUSTEE'S NOTICE
OF SALEReference is made to that
certain trust deed made, executed
and delivered by E.W.G. DEVEL-
OPMENT COMPANY, as grantor,
to TRANSAMERICA TITLE IN-
SURANCE COMPANY, as trustee,
to secure certain obligations in
favor of JOSEPH H. FRANCISCO
and DOROTHY L. FRANCISCO,
his wife, as beneficiary, dated
November 20, 1977, recorded De-
cember 13, 1979, in the mortgage
records of Klamath County, Ore-
gon, in book M-79 at page 28750, or
as file number 78113, covering the
following described real property
situated in said county and state,
to-wit: PARCEL 1:A portion of the NE 1/4 SE 1/4 of
Section 2, Township 39 South,
Range 9 East of the Willamette
Meridian, in the County of
Klamath, State of Oregon, more
particularly described as follows:
Beginning at a point which is 30
feet West and 30 Feet South of
quarter corner between Sections 1
and 2, Township 39 South, Range 9
East of the Willamette Meridian,
and being the true point of
beginning of this description;
thence South 308.88 feet to a point;
thence West 56.4 feet to a point;
thence North 308.88 feet to a point;
thence East 56.4 feet to the point of
beginning.EXCEPTING THEREFROM that
portion deeded to State of Oregon
by and through its State Highway
Commission by Deed Volume 353
at page 439.PARCEL 2
Beginning at a point 30 feet South
and 86.4 feet West of the quarter
corner between Sections 1 and 2,
Township 39 South, Range 9 East
of the Willamette Meridian;
thence South 376.5 feet; thence
North 70°19' West 63.2 feet; thence
North 355.6 feet; thence East 59.5
feet to the place of beginning.
EXCEPTING THEREFROM that
portion deeded to State of Oregon
by and through its State Highway
Commission in Deed Volume 354 at
page 251.SAVING AND EXCEPTING from
the above described parcels a
portion of the NE 1/4 SE 1/4 of Section
2, Township 39 South, Range 9 East
of the Willamette Meridian, in the
County of Klamath, State of Ore-
gon, more particularly described
as follows:Beginning at a one-half iron pin on
the West line of Madison Street
and the Northernly bank of the
Enterprise Canal which iron pin
bears South 30.0 feet and West 30.0
feet and South 394.7 feet from the
East quarter corner of said Section
2; thence along the Northernly bank
of the Enterprise Canal North
70°19' West a distance of 123.1 feet
to a one inch iron axel; thence
North a distance of 85.6 feet to a
point; thence East parallel with
the South right of way line of South
Sixth Street, a distance of 115.9
feet to a point on the West line of
Madison Street; thence South
along said West line a distance of
126.7 feet, more or less, to the point
of beginning.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 and are
delinquent:

\$41,123.15 due on January 15,

1980, together with real property
taxes due on the subject property.
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 pay-
able, said sums being the follow-
ing, to-wit:\$41,123.15 plus interest at the rate
of 9% per annum from the due date
of January 15, 1980.A notice of default and election
to sell and to foreclose was duly
recorded February 27, 1980, in
book M-80 at page 3772 of said
mortgage records, reference
thereto hereby being expressly
made.WHEREFORE, NOTICE
HEREBY IS GIVEN That the
undersigned trustee will on Mon-
day, the 7th day of July, 1980, 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 at-
torney'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
successor in interest; the word
"trustee" includes any successor
trustee and the word
"beneficiary" includes any suc-
cessor in interest of the
beneficiary named in the trust
deed.DATED at Klamath Falls, Ore-
gon, February 28, 1980.William L. Sisemore
Trustee

#517 April 7, 14, 21, 28, 1980

State of Oregon,
County of Klamath } ss.

I hereby certify that the within instrument was

received and filed for record on the 3rdday of July, 19 80, at 3:06o'clock P M. and recorded on Page 12332in Book M80 Records of Mortgages

of said County.

WM. D. MILNE, County Clerk

By Bernetha A. PetersonFee \$3.50