88711 # Affidavit of Publication

Vol. M80 Page 15945

STATE OF OREGON,
COUNTY OF KLAMATH ss.

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 #903 Trustee's Notice of Sale

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for four ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ day s, (4 insertion s) in the following issue s:

July 9, 1980

July 16, 1980

July 23, 1980

July 30, 1980

Total Cost

Subscribed and sworn to before me this 30th day of July 19 80

Notary Public of Oregon

My commission expires Jan 15 19 82

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by MARIA L. WON, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated July 2, 1979, recorded November 14, 1979, in the mortgage records of Klamath County, Oregon, in book M79 at page 26842, covering the following described real property situated in said county and state, to-wit:

Lot 31, Block 30, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of 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:

Monthly installments heretofore becoming due and payable under the terms of said trust deed and the obligation secured thereby for the payment of principal, interest, and monthly requirements for the assessments, insurance premiums, and other charges due and payable with respect to said property in the total sum of $532.28 (including $24.50 for assessments), including the last such monthly payment of $72.54 due on March 15, 1980.

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:

$5,310.00, plus interest thereon at the rate of 8.5% per annum from August 15, 1979 until paid.

A notice of default and election to sell and to foreclose was duly recorded April 29, 1980, in book M-80 at page 7940 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Friday, the 26th day of September, 1980, at the hour of 3:00 o'clock, P.M. at front door of the County 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 Portland, Oregon, May 6, 1980.

BERTRAND J. CLOSE
Successor Trustee
STOEL, RIVES, BOLEY, FRASER AND WYSE
Attorneys for Successor Trustee
900 SW Fifth Avenue
Portland, OR 97204
Telephone: (503) 224-3380
#903 July 9, 16, 23, 30, 1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ this 22nd day of August A. D. 19 80 at 2:12 o'clock P.M., and duly recorded in Vol. M80, of Mortgages on Page 15945

Wm. D. MILNE, County Clerk
By Bernetha G. Letsch

Fee $3.50

AFTER RECORDING RETURN TO:
Stoel, Rives, Boley, Fraser and Wyse
900 SW Fifth Avenue
Portland, Oregon 97204
MR. CLOSE