

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 that
I am the principal clerk of the publisher of
the Herald & 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 #587 - Trustee's Sale
(Struble)

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four
~~successive and consecutive weeks or days~~
(4 insertion s) in the following issue s: —
Apr. 13, 1981
Apr. 20, 1981
Apr. 27, 1981
May 4, 1981

50¢
Total Cost: \$210.00

Sarah L. Parsons

Subscribed and sworn to before me this 4
day of May 1981

Leta Backa
Notary Public of Oregon

My Commission expires Jan 15 1982

Rothman

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

27 day of May A.D., 1981 at 10:57 o'clock A M., and duly recorded in

Vol M81 of Mtg. on Page 9335

Fee \$ 3.50

EVELYN BIEHN

DU TY CLERK

By Leta Backa deputy

AMENDED TRUSTEE'S
NOTICE OF SALE

Reference is made to that certain trust deed, made, executed and delivered by Donald E. and Anita J. Struble, as grantor, to Transamerica Title Insurance Company, as trustee, to secure certain obligations in favor of United States National Bank of Oregon, as beneficiary, dated October 24, 1972, recorded October 25, 1972, in the mortgage records of Klamath County, Oregon, in book No. M72 at page 12389, covering the following described real property situated in said county and state, to-wit:

Lot 582 in Block 108 Mills Addition in the City of Klamath Falls, 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:

Payments due February 1, 1980 in the amount of \$144.00 plus monthly payments thereafter, plus a service charge due February 1, 1980 in the amount of \$1.78 plus monthly service charges thereafter.

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:

Principal balance due \$10,866.82, plus interest from February 1, 1980 in the amount of \$697.26, plus a Foreclosure fee \$53.87, FHA Insurance \$9.00, Reconveyance fee of \$15.00, Recording fees \$14.00, Escrow balance \$14.81, Foreclosure Report of \$85.00 plus attorney and Trustee fees. Total pay off of \$11,725.74 plus thereafter said date of October 24, monthly payments of principal and interest plus thereafter service charges plus attorney and trustee fees and costs hereafter.

A notice of default and election to sell and to foreclose was duly recorded October 17, 1980, in book M80 at page 20301 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 16th day of June, 1981, at the hour of 10:00 o'clock A.M. Standard Time as established by Section 1107.110, Oregon Revised Statutes, at steps of Klamath 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 reason-

able 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 County, Oregon, February 4, 1981.
By Robert G. Klahn, Trustee
#587-Apr. 13, 20, 27, May 4, 1981

Ret:
Robert Klahn
P.O. Box 5050
K.F.