

# Affidavit of Publication

Vol. M81

Page 108C8

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

#570 - Trustee Sale (Smith)

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four

~~successive and consecutive week days~~

(4 insertion s) in the following issue s: —

Apr. 9, 1981

Apr. 16, 1981

Apr. 23, 1981

Apr. 30, 1981

Total Cost: \$217.00

Sarah L. Parsons

Subscribed and sworn to before me this 30  
day of April 19 81

Leta Backa  
Notary Public of Oregon

My commission expires Jan 15 82

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

## AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by MICHAEL RICHARD SMITH, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated January 25, 1979, recorded March 1, 1979, in the mortgage records of Klamath County, Oregon, in book No. M79 at page 4524, covering the following described real property situated in said county and state, to-wit: Lot 47, Block 44, Tract No. 1184, OREGON SHORES, UNIT NO. 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 trust 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 \$1,354.60, including the last monthly payment of \$57.04 due on January 20, 1981, and also including \$49.00 due for 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: \$6,757.42, plus interest thereon at the rate of 8.5 percent per annum from October 20, 1979 until paid and all sums expended by the beneficiary pursuant to the terms of said trust deed. A amended notice of default and election to sell and to foreclose was duly recorded January 23, 1981, in book M81 at page 1155 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday, the 22nd day of June, 1981, at the hour of 10:00 o'clock, A.M., at front door of 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 26.730 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, January 30, 1981. BERTRAND J. CLOSE, Successor Trustee. Stoel, Rives, Boley, Fraser and Wyse, Attorneys for Successor Trustee. 900 S.W. Fifth Avenue, Portland, Oregon 97204. Telephone: 224-3380. #570-Apr. 9, 16, 23, 30, 1981.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 17th day of June A.D. 19 81  
at 9:17 o'clock A M, and duly

recorded in Vol. M81 of Mtg  
page 10808

EVELYN BIEHN, County Clerk

By Debra Oppey Deputy  
Fee \$3.50