

919

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

55.

(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

#577-Trustee Sale (Jimenez)

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

~~successive and consecutive weeks, 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

[Signature]  
Notary Public of Oregon

My commission expires Jan 15 1982

AFTER RECORDING RETURN TO:  
Steel, 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 DONALD JACOB JIMENEZ and LESLIE LUZ CASTILLO JIMENEZ, as grantor, to TRANSMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated June 24, 1979, recorded August 29, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 20533, covering the described real property situated in said county and state, to-wit: Lot 15, Block 33, 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 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 assessments, insurance premiums, and other charges due and payable with respect to said property in the total sum of \$743.40, including the last such monthly payment of \$72.54 due on December 28, 1980 and also including \$18.00 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:

\$3,594.41, plus interest thereon at the rate of 14 percent per annum, from February 28, 1980 until paid, and all sums expended by the beneficiary pursuant to the terms of said trust deed.

An amended notice of default and election to sell and to foreclose was duly recorded January 23, 1981, in book M-81 at page 1141 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 execu-

tion 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 88.750 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  
Steel, Rives, Boley, Fraser and Wyse, Attorneys for Successor Trustee  
900 S.W. Fifth Avenue  
Portland, Oregon 97204  
Telephone: 224-3380  
#577-Apr. 9/16/23, 1981

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 17th day of June A.D. 19 81  
at 9:18 o'clock A M, and duly  
recorded in Vol. M81 of Mtg.  
page 10826

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$3.50