

924

# 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

#578-Trustee Sale (Garcia)

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

Leta Decker  
Notary Public of Oregon

My commission expires Jan 15 1982

AFTER RECORDING AT 10.  
Stoel, Rives, Boley, Fraser And Wyse  
900 S. W. Fifth Avenue  
Portland, Oregon 97204  
MR. CLOSE

TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain  
trust deed, executed and  
delivered by FLORANTE  
GARCIA and JOSEPHINE P.  
GARCIA, as grantor, to  
TRANSMERICA TITLE IN-  
SURANCE COMPANY, as trustee,  
to secure certain obligations in  
favor of WELLS FARGO REALTY  
SERVICES, INC., as beneficiary,  
dated February 5, 1979, recorded  
March 16, 1979, in the mortgage  
records of Klamath County, Or-  
egon, in book No. M-79 at page  
6005, covering the following de-  
scribed real property situated in  
said county and state, to-wit: Lot  
38, Block 30, 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 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, 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, pre-  
miums, and other charges due and  
payable with respect to said  
property in the total sum of  
\$629.32, including the last such  
monthly payment of \$72.54 due on  
January 15, 1981, and also includ-  
ing \$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 pay-  
able, said sums being the follow-  
ing, to-wit:  
\$534.29, plus interest thereon at  
the rate of 8 1/2 percent per annum,  
from May 15, 1980, until paid, and  
all sums expended by the  
beneficiary pursuant to the terms  
of said trust deed.  
A notice of default and election to  
sell and to foreclose was duly  
recorded January 24, 1981, in book  
M-81 at page 1201 of said mortgage  
records; reference thereto hereby  
being expressly made.  
WHEREFORE, NOTICE  
HEREBY IS GIVEN That the  
undersigned trustee will on Mon-  
day, 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 hereby  
secured and the costs and ex-

penses 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" 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  
successors 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 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  
#578-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 9:18 o'clock A M. and duly

recorded in Vol. M81 of Mtg.  
Page 10832

EVELYN BIEHN, County Clerk  
By Debra A. Gansf Deputy  
Fee \$3.50