

10353 Affidavit of Publication

Vol. 1182 Page 3861

STATE OF OREGON,
COUNTY OF KLAMATH

(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 WESTERN FRONTIERS, by EDDIE R. WILLIAMS, a General Partner, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated May 19, 1978, recorded July 31, 1978, in the mortgage records of Klamath County, Oregon, in book 1482, volume No. 14-78 at page 1482, covering the following described real property situated in said county and state, to-wit: Lot 36, Block 24, Tract 11b, 1113, OREGON SHORES, UNIT 2, 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 in 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 hereof 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 \$829.91, including the last such monthly payment of \$60.07 due on November 1, 1981, and also including the sum of \$40 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: \$4,125.00, plus interest thereon at the rate of 8 percent per annum from October 1, 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, to foreclose, was duly recorded November 30, 1981, in book 1482 at page 1483, in said mortgage records, and notice that said sums are now past due and delinquent is hereby given.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on Monday, the 19th day of April, 1982, 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 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, December 4, 1981. BERTRAND J. CLOSE Successor Trustee Bertrand J. Close STUEL, RIVES, BOLEY, FRASER AND WYSE 900 SW Fifth Avenue Portland, OR 97204 Telephone: (503) 224-3350 #41 Feb. 15, 22 / Apr. 18, 1982

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

#449-Trustee's Notice of Sale

Western Frontiers

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

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

Feb. 15, 1982

Feb. 22, 1982

Mar. 1, 1982

Mar. 8, 1982

Total Cost: \$217.00

Sarah L. Parsons

Subscribed and sworn to before me this 3
day of March, 1982

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

STATE OF OREGON,
County of Klamath)

Filed for record March 22, 1982

on this 29 day of March, A.D. 19 82
at 9:13 o'clock A M, and duly
recorded in Vol. M 82 of Mtge
page 3861

EVLYN BIENNE County Clerk

By [Signature] Deputy

Fee 6.00

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