

10358 Affidavit of Publication

3867

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STATE OF OREGON,
COUNTY OF KLAMATH

(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

#454-Trustee's Notice of Sale

Samuel Lewis Knox

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

~~successive and consecutive days~~

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

Feb. 15, 1982

Feb. 22, 1982

Mar. 1, 1982

Mar. 8, 1982

Total Cost: \$224.00

Sarah L. Parsons

Subscribed and sworn to before me this 8
day of March 1982

[Signature]

Notary Public at Oregon

My commission expires Jan 15 82

TRUSTEE'S NOTICE OF SALE
Reference is made to a certain trust deed made, executed and delivered by SAMUEL LEWIS KNOX, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated April 24, 1979, recorded July 24, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. 103 of page 17497, covering the following described real property situated in said county and state, to-wit: Cor. 17, Block 31, 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 \$831.15, including the last such monthly installment of \$80.35 due on November 1, 1981, and also including the sum of \$104 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: \$5,702.95, plus interest thereon at the rate of 8.5 percent per annum from February 1, 1981 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 November 30, 1981, in book/reel 21 page 2800 of said Klamath County mortgage records. Hence, hereby notice is hereby

WHEREFORE NOTICE HEREBY IS GIVEN that the undersigned trustee will on Monday, the 17th day of April, 1982, at the hour of 10:00 o'clock, A.M., at front door of County Court House, 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
STOEL, RIVES, BOLEY,
FRASER AND WYSE
900 SW Fifth Avenue
Portland, OR 97224
Telephone: (503) 224-3380
1454 Feb. 15, 22 Mar. 1, 8, 1982

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

on this 29 day of March A.D. 1982
at 9:13 o'clock AM, and duly
recorded in Vol. 182 of Page
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JEWELYN BIEHN County Clerk
By [Signature] Deputy

Fee 4.00

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