

10864 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M82 Page 46C8

(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 #421-Chandler Foreclosure

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. 9, 1982

Feb. 16, 1982

Feb. 23, 1982

Mar. 2, 1982

Total Cost: \$252.00

Sarah L. Parsons

Subscribed and sworn to before me this 2
day of March 1982

John Backa
Notary Public of Oregon

My commission expires Jan 15 1986

After recording return to:

Patrick G. Huycke
132 West Main, Suite 204
Medford, Oregon 97501

TRUSTEE'S NOTICE OF SALE

On April 20, 1982, at 11:00 o'clock
a.m. standard time as established
by ORS 107.110, at 407 Main Street,
Klamath Falls, Klamath County,
Oregon, the undersigned Suc-
cessor Trustee will sell all of the
right, title and interest of Brian
O'Malcolm in the following de-
scribed real property:

The portion of Lot 15 in Block 42 of
HOT SPRINGS ADDITION to the
City of Klamath Falls, Oregon and
that portion of Block 1A of
WILLIAMS ADDITION to the City
of Klamath Falls, Oregon, accord-
ing to the duly recorded plat
thereof on file in the office of the
County Clerk of Klamath County,
Oregon, more particularly de-
scribed as follows:

Beginning at a point which is the
Southeasterly corner of said Lot 15
in Block 42, HOT SPRINGS ADDI-
TION to the City of Klamath Falls,
Oregon, and also the
Northeasterly corner of Block 1A
of WILLIAMS ADDITION to said
City and running thence South 20°
55' East along the Southwesterly
line of Pacific Terrace, a distance
of 66.7 feet to a point which is the
Southeasterly corner of said Block
1A; thence North 44° 05' West
along the Southwesterly boundary
of said Block 1A a distance of 117.0
feet to a point; thence North 41°
20' East a distance of 20.9 feet to a
point that is on the boundary line
between said Lot 15 and Block 1A
mentioned above; thence continu-
ing on the same bearing a distance
of 73 feet to a point on the Easterly
line of said Lot 15; thence South 20°
55' East along the Southwesterly
line of Pacific Terrace, a distance
of 59.5 feet to the point of
beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1980-81,
due and payable. Amount: \$756.06,
plus interest. Account No. 1-3621
Tax Lot 71.

2. Trust Deed, including the terms
and provisions thereof, given to
secure an indebtedness with inter-
est thereon and such future
advances as may be provided
therein.

Dated: October 21, 1977

Recorded: October 21, 1977

Volume: M77, page 20255,
Microfilm Records of Klamath
County, Oregon

Amount: \$24,480.00

Grantor: Brian O'Malcolm

Trustee: D. L. Hood

Beneficiary: Security Saving and
Loan Association

Request for copy of Notices of
Default and Sale, recorded July 29,
1980 in Volume M80, page 13972,
Microfilm Records of Klamath
County, Oregon

Trust Deed, including the terms
and provisions thereof, given to
secure an indebtedness with inter-
est thereon and such future
advances as may be provided
therein.

Dated: July 11, 1980

Recorded: July 14, 1980

Volume: M80, page 12989,
Microfilm Records of Klamath
County, Oregon

Amount: \$10,000.00

Grantor: Brian O'Malcolm

Trustee: William L. Sisemore

Beneficiary: Town & Country
Mortgage & Investment, Co.

The beneficial interest under said
Trust Deed was assigned by
instrument,

Dated: July 11, 1980

Recorded: July 14, 1980

Volume: M80, page 12992,
Microfilm Records of Klamath
County, Oregon

To: Robert B. Kennedy

Both the beneficiary and the
successor trustee have elected to
sell the above described property
to satisfy the obligations owing by
the grantor to the beneficiary,
pursuant to the terms of the trust
deed from Brian O'Malcolm as
Grantor to Mountain Title Com-
pany the original trustee for
George C. Chandler and Lucille L.
Chandler as beneficiary, dated
July 25, 1980, recorded on July 28,
1980 as Instrument #87452 of the
Mortgage Records of Klamath
County, Oregon, by reason of the
following described default for
which this foreclosure is made:

Grantor's failure to pay when due
the following sums owing on said
obligation which sums are now
past due, owing and delinquent:

The principal balance and accrued
interest owing on July 18, 1981
pursuant to the terms of the
promissory note executed by
Grantor. Failure to pay late
charges owing in the amount of
\$606.00, late charges being due
August 2, 1981.

The balance due on the obligation
secured by said Trust Deed is:

The sum of Twelve Thousand and
No/100 (\$12,000.00) Dollars, plus
interest thereon at the rate of
twelve (12%) percent per annum
from June 18, 1981 until paid, plus
the further sum of \$606.00 as late
charges, and plus all expenses
advanced by the beneficiary
pursuant to Trust Deed.

Notice is given that any person
named in ORS 86.760 has the right
to have the foreclosure proceeding
dismissed and the trust deed
reinstated by payment of the
entire amount due at the time of
reinstatement (other than such
portion of principal as would not
have been paid had no default
occurred), together with costs and
expenses incurred, trustee's and
attorney's fees, at any time prior
to five (5) days before the date set
for said sale.

STATE OF OREGON,)
County of Klamath)

Filed for record at 22223222

in the 14 April 1982
12:08 P

M 82 Mtge

4608

County Clerk

Deputy

Fee 4.00