

12977 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M82 Page 7975

(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

#660-Trustee's Notice
Garcia
a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~successive consecutive weeks or days,~~
(4 insertion s) in the following issue s: —

May 10, 1982

May 17, 1982

May 24, 1982

May 31, 1982

Total Cost: \$234.00

Sarah L. Parsons

Subscribed and sworn to before me this 31
day of May 1982

Lita Backa
Notary Public of Oregon

My commission expires Jan 15 86

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by STEVEN GARCIA and JEANNE L. GARCIA, husband and wife, as grantor, to Mountain Title Company, as trustee, to secure certain obligations in favor of First Interstate Bank, N.S., First National Bank, as beneficiary, dated October 19, 1978, recorded October 23, 1978, in the mortgage records of Klamath County, Oregon, in Volume No. M78 at page 23743, covering the following described real property situated in said county and state, to-wit:

The N 1/2 of the E 1/2 of GOVERNMENT LOT 9, IN SECTION 3, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, 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 payments of principal, interest and loan trust fund in the sum of \$547.54 each, commencing with the payment due on June 1, 1981, to and including December 1, 1981 and thereafter commencing on January 1, 1982, the monthly payment will be increased to \$580.56, and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus an accrued late charge in the amount of \$132.86 as of January 17, 1982, and a further monthly late charge of \$21.90 on each delinquent payment after the 17th day of February, 1982, plus an accrued Blanket Insurance charge of \$57.90, and a further monthly Blanket Insurance charge of \$28.95 commencing February 1, 1982, plus attorneys fees and Trustees fees, and other costs and expenses associated with this foreclosure including without limitation, foreclosure title report expense, publication costs and plus escrow account deficit balance of \$446.09.

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:

The sum of \$57,431.95 with interest thereon at the rate of 9.50% per annum from May 1, 1981, until paid, plus an accrued Blanket Insurance charge of \$57.90, and a further monthly Blanket Insurance charge of \$28.95 commencing February 1, 1982, plus attorneys fees and Trustees fees and other costs and expenses associated with this foreclosure including without limitation, foreclosure title report expense, publication costs and plus escrow account deficit balance of \$446.09.

A notice of default and election to sell and to foreclose was duly recorded January 28, 1982, Volume #M82 at page 1122 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN THAT the undersigned trustee will on Friday, the 25th day of June, 1982, at the hour of 2:00 o'clock P.M., stand ready to sell the above described real property 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, February 2, 1982.
GEORGE C. REINMILLER
Successor-Trustee
#660-May 10, 17, 24, 31, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 23 day of June A.D. 19 82 at 12:26 o'clock P.M., and
duly recorded in Vol. M 82, of Mtge

Fee \$4.00

on Page 7975
EVALYN BROWN, County Clerk
By Sarah L. Parsons

Return To :

GEORGE C. REINMILLER
ATTORNEY AT LAW
1015 OREGON NATIONAL BUILDING
610 S.W. ALDER
PORTLAND, OREGON 97206