

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

(COPY OF NOTICE TO BE PASTED HERE)

92 SEP 3 AM 10 56

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

#965-Trustee's Notice of Sale-

Corpus

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

~~times and occasions as follows:~~

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

August 3, 1982

August 10, 1982

August 17, 1982

August 24, 1982

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 24 day of August 19 82

Kate Beckie
Notary Public of Oregon

My commission expires Jan 15 1982

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by John Corpus and Cathy Corpus, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Equitable Savings and Loan Association, as beneficiary, dated August 27, 1979, recorded September 6, 1979, in the mortgage records of Klamath County, Oregon, in volume No. M79 at page 2123, covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 1, Tract No. 1091, LYNNEWOOD, 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 a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Delinquent monthly payments of \$602.64 due October 1, 1981, November 1, 1981, December 1, 1981, and January 1, 1982 (figured at 11.250% per annum interest); beginning February 1, 1982, monthly payments of \$637.88 (figured at 12% per annum) and continuing until this trust deed is reinstated or goes to trustee's sale; 1980-81 taxes in the amount of \$21.36 plus penalties and interest; 1981-82 taxes in the amount of \$899.18 plus penalties and interest; four late charges of \$30.13 each; one collection fee of \$25.00; cost of foreclosure title report in the amount of \$276.00; attorney's fees, trustee's fees, plus other costs and expenses associated with this foreclosure.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

The sum of \$61,577.44 with interest thereon at the rate of 11.250% per annum from September 1, 1981, commencing January 1, 1982, interest at the rate of 12% per annum and continuing thereafter; four late charges of \$30.13 each; cost of foreclosure title report in the amount of \$276.00; one collection fee of \$25.00; attorney's fees, trustee's fees, plus other costs and expenses associated with this foreclosure.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 26, 1982, at the hour of 1:00 o'clock P.M., at front steps 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 to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

In construing this notice, 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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED May 7, 1982.
Victor W. VanKoten, Successor Trustee
#965-Aug. 3, 10, 17, 24, 1982

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

3 day of Sept A.D., 1982 at 10:58 o'clock A M., and duly recorded in

Vol. M 82 of Mtge on page 11653.

Fee \$ 4.00

EVELYN BIEHN
COUNTY CLERK.

By Kate Beckie deputy

Return TO:
Victor W. VanKoten
1408 Standard Plaza
Portland, OR
97204