

18755

Affidavit of Publication

18436

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 and 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

#212 Trustee's Sale-Campbell

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

~~consecutive~~ consecutive week s ~~days~~
(4 insertion s) in the following issue s:

October 25, 1982

November 1, 1982

November 8, 1982

November 15, 1982

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 15th
day of November 1982

Notary Public of Oregon
My commission expires Jan 15 86

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made by Gerald Steven
Campbell and Denise Ellen
Campbell, as grantor, to
Transamerica Title Insurance
Company, as trustee, in favor of
United States National Bank of
Oregon, as beneficiary, dated
January 15, 1979, recorded
January 17, 1979, in the mortgage
records of Klamath County, Or-
egon, in volume No. M-79, at Page
1443, covering the following de-
scribed real property situated in
said county and state, to-wit:
Lot 26, Block 3, SUNNYLAND, in
the County of Klamath, State of
Oregon, HAVING THE STREET
ADDRESS OF: 1530 Austin St.,
Klamath Falls, OR 97601
Addendum to Trust Deed recorded
January 17, 1979 in M-79 on Page
1466, records of Klamath County,
Oregon, executed by Gerald
Steven Campbell and Denise Ellen
Campbell.

Both the beneficiary and the
trustee have elected to sell the prop-
erty to satisfy the obliga-
tions secured by said trust deed
and a notice of default has been
recorded pursuant to Section
86.431 of Oregon Revised
Statutes; the default for which the
foreclosure is made is grantor's
failure to pay when due the
installments.

Monthly installments in the
amount of \$252.00 each, including
escrow deposit for real property
taxes, FHA insurance premiums
and hazard loss and premiums,
beginning with the installment due
July 1, 1980, and continuing
through the installment due July 1,
1982, plus late charges in the
amount of \$7.30 each on each
installment not paid by the 15th
day of the month in which it
became due.

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

\$26,377.80, together with interest
thereon from May 1, 1981 at the
rate of 7.25% per annum, until
paid, plus trustee's fees, at-
torney's fees, foreclosure costs
and any sums advanced by the
beneficiary pursuant to the terms
of said trust deed, including an
advance of \$171.00 for a
foreclosure title report and an
advance of \$131.57 for FHA insur-
ance premium.

WHEREFORE, notice hereby is
given that the undersigned trustee
will on January 5, 1983, at the hour
of 10:00 o'clock, A.M., Standard
Time, as established by Section
187.110, Oregon Revised Statutes,
at 110 N. 6th Street, Suite 207, 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 execu-
tion of said trust deed, to satisfy
the foregoing obligations thereby
secured and the costs and ex-
penses of sale, including a reason-
able 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
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 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 re-
spective successors in interest, if
any.

DATED August 9, 1982.
NEVA T. CAMPBELL, Successor
Trustee
#212 Oct. 25, Nov. 1, 8, 15, 1982

STATE OF OREGON, COUNTY OF KLAMATH; ss.

3:57

Dec. 27

Dec. 27

duly taken

18436

Mtge

MB2

Fee \$4.00