

19354 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHSarah L. Parsons, Office Manager

being first duly sworn, depose and say that

I am the principal clerk of the publisher of
the Herald and Newsa newspaper of general circulation, as
defined by Chapter 193 ORS. printed and
published at Klamath Falls in the aforesaid
county and state; that the

#288-Trustee's Sale-McFall, Jr.

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~consecutive~~ consecutive week ~~1~~ day s,
(4 insertion s) in the following issue s:November 17, 1982November 24, 1982December 1, 1982December 8, 1982Total Cost: \$179.40Sarah L. ParsonsSubscribed and sworn to before me this 8th
day of December 1982[Signature]
Notary Public of OregonMy commission expires Jan 15 1983

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for
record on the 13 day of Jan A.D., 1983 at 3:39 o'clock p M,
and duly recorded in Vol M83, of Mtge on page 704.Fee \$ 4.00

EVELYN BIEHN COUNTY CLERK

by [Signature] Deputy

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain
trust deed made by Lawrence A.
McFall, Jr., as grantor, to
Mountain Title Company, as
trustee, in favor of United States
National Bank of Oregon, as
beneficiary, dated November 17,
1977, recorded November 18, 1977,
in the mortgage records of
Klamath County, Oregon, in vol-
ume No. M77 at page 22331,
covering the following described
real property situated in said
county and state, to-wit:Lot 3, Block 1, Buena Vista
Addition to the City of Klamath
Falls, Oregon, according to the
official plat thereof on file in the
office of the County Clerk of
Klamath County, Oregon.HAVING THE PROPERTY
ADDRESS OF: 2220 Oregon
Avenue, Klamath Falls, Oregon
97601Both 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 Stat-
utes; the default for which the
foreclosure is made is grantor's
failure to pay when due the
following sums:Monthly installments of \$202.00
each, including escrow deposit for
real property taxes, FHA insur-
ance premiums and hazard insur-
ance premiums, beginning
with the installment due October
1, 1981, and continuing through
the installment due August 1,
1982, plus late charges in the
amount of \$5.00 each on each
installment not paid within 15
days following the due date
thereof.By reason of said default the
beneficiary has declared all ob-
ligations secured by said trust
deed immediately due and pay-
able, said sums being the follow-
ing, to-wit:\$18,778.59, together with interest
thereon from September 1, 1981 at
the rate of 8.5% 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 in the amount of \$135.00
for a foreclosure title report.WHEREFORE, notice hereby is
given that the undersigned trust-
ee will on January 19, 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, 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 suc-
cessors in interest acquired after
the execution of said trust deed,
to satisfy the foregoing obliga-
tions thereby secured and the
costs and expenses of sale,
including a reasonable charge by
the trustee, to-wit: further
given that any person named in
Section 86.738 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 any amount of said prin-
cipal which would not then be due
had no default occurred) together
with costs and trustee's and
attorney's fees as provided by
law 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" in-
clude their respective successors
in interest, if any.

DATED August 30, 1982.

NEVA T. CAMPBELL

Successor Trustee

#288 Nov. 17, 24, Dec. 1, 8, 1982

Return to Oregon M. Thompson, P.C.,
1200 Standard Plaza
Klamath Falls, Oregon 97604