

19981 Affidavit of Publication

1530

STATE OF OREGON,
COUNTY OF KLAMATHI, Sarah L. Parsons, Office Managerbeing 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

#359 Trustee's Sale-Smith

a printed copy of which is hereto annexed,

was published in the entire issue of said
newspaper for five~~consecutive~~ consecutive week & day s,

5 sections in the following issue s:

December 20, 1982

December 27, 1982

January 3, 1983

January 10, 1983

January 17, 1983

Total Cost: \$292.50

Sarah L. ParsonsSubscribed and sworn to before me this 17th
day of January 19 83Hilda Ducklin
Notary Public of OregonMy commission expires Jan 15 19 83Return to
WILLIAM WILEY
P.O. BOX 1147
EUGENE, OR 97440

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain
trust deed made, executed and
delivered by MELVIN C. SMITH
and MABLE SMITH, husband
and wife, as grantor, to PIO
NEER NATIONAL TITLE IN
SURANCE COMPANY, as trust
ee, to secure certain obligations
in favor of PEOPLES
MORTGAGE COMPANY, a
Washington corporation, as
beneficiary, dated January 17,
1980, recorded February 6, 1980,
in the mortgage records of
Klamath County, Oregon, in book
No. M-80 at page 2343, covering
the following described real pro
perty situated in said county and
state, to-wit:A piece or parcel of land situate
in the NW1/4NW1/4 of Section
11, Township 39 South, Range 9
East of the Willamette Meridian,
in the County of Klamath, State of
Oregon, more particularly de
scribed as follows:Beginning at a point in the
Westerly boundary of said Section
11, from which the section corner
common to Sections 2, 1, 10, 11,
Township 39 South, Range 9 East
of the Willamette Meridian, and
as marked on the ground by an
iron pin driven therein, bears
North 09° 13' West 1662.5 feet
distant and running thence South
09° 13' East along the said
Westerly boundary of Section 11,
107.5 feet; thence North 89° 42'
East 240 feet more or less to a
point in the center line of the U.S.
Klamath Project No. 1 C 9A
Drain; thence Northerly along the
center line of said drain to its
intersection with the center line
of a 60 foot roadway; thence
South 89° 44' West along the
center line of the said roadway
214.3 feet more or less to the point
of beginning.EXCEPTING THEREFROM that
portion lying within the right of
way of Denver Avenue.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 principal and interest
payments in the amount of \$288.00
each for the months of April
through September, 1982, plus
\$11.52 late charge for each of the
months of April through August,
1982.By reason of said default the
beneficiary has declared the
entire unpaid balance of all
obligations secured by said trust
deed together with the interestthereon, immediately due, owing
and payable, said sums being the
following, to-wit:Principal amount of \$24,587.91,
together with interest thereon at
the rate of 11.5% per annum from
March 1, 1982.A notice of default and election to
sell and to foreclose was duly
recorded September 9, 1982, vol
ume M-82 at page 11905 of said
mortgage records, reference
thereto hereby being expressly
made.WHEREFORE, NOTICE
HEREBY IS GIVEN That the
undersigned trustee will on
Tuesday, the 15th day of Febru
ary, 1983, at the hour of 10:00
o'clock, A.M., Standard Time, as
established by Section 187.110,
Oregon Revised Statutes, at main
door of the Klamath 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 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. 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" in
cludes 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 suc
cessor in interest of the
beneficiary named in the trust
deed.DATED at Eugene, Oregon, Sep
tember 28, 1982.
WILLIAM S. WILEY
Successor Trustee
P.O. Box 1147, Eugene, OR 97440
4349 Dec 20, 27, 1982, Jan 3, 10 17
1983

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 11:10
this 31 day of Jan A.D. 19 83 at 11:10 o'clock A.M. and
duly recorded in Vol. MS3 of Mtge on Page 1590By Everlyn Beinh County Clerk

Fee \$4.00