

20403 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M83 Page 2243

(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

Att. Trustee's Notice of Sale-Proctor

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four
successive and consecutive week s space
(4 insertion s) in the following issue s: —

January 10, 1983

January 17, 1983

January 24, 1983

January 31, 1983

Total Cost: \$241.80

Sarah L. Parsons

Subscribed and sworn to before me this 31st
day of January 19 83

Lita Backa

Notary Public of Oregon

My commission expires Jan 15 84

Ra Michael Miller
210 N. 5th
KF

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Ad for record

's 11 day of Feb. A.D. 1983 @ 03 o'clock AM, and
duly recorded in Vol. M83 of Mtge on Page 2243
Fee \$4.00

By Evelyn Behn County Clerk

TRUSTEE'S NOTICE OF SALE

Reference is made to certain trust deed made, executed and delivered by GEORGE E. MCMAHAN and MARGARET M. WOODY, as mortgagors, to WILLIAM L. SICKBORN, as trustee, to secure certain obligations in favor of GEORGE E. MCMAHAN and MARGARET M. WOODY, as beneficiary, dated July 27, 1968, recorded July 31, 1968, in the mortgage records of Klamath County, Oregon, in book M83 at page 1404, covering the following described real property situated in said county and state, to-wit:

A portion of the Westerly end of Lot "A" of the subdivision plat of Lots 1, 2, 7 and 8, Block 45, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southern line of Washington Street (formerly Canal Street) at the most Westerly corner of said Lot "A"; thence Southeasterly along the Westerly line of said Lot "A" forty-five feet, more or less, to the most Southerly corner of said Lot "A"; thence Northeasterly and "B" of said Block 45, thence Northeasterly to a point on the South line of Washington Street, 40 feet Northeasterly from the point of beginning; thence Southeasterly along said Southerly line of Washington Street, 40 feet to the place of beginning.

And a strip of land off the Northeast corner of Lot 4, Block 45 in NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southern line of Washington Street (formerly Canal Street) at the intersection with the Southern line of said street and the Easterly line of said Lot 4; thence Southerly along the said Easterly line of Lot 4, ninety feet; thence Westerly at right angles 11 feet; thence Northerly and parallel with the Easterly line of said Lot 4 to Washington Street; thence Easterly along Washington Street to the point of beginning.

Said William L. Sickborn has resigned as Trustee and the beneficiary has appointed Neal G. Buchanan as Successor Trustee under said Deed of Trust.

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 date for which the foreclosure sale is to be held is the 11th day of February, 1983, at 3 o'clock AM, at the Court House in Klamath Falls, Oregon.

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:

\$22,760 due on August 30, 1982

A notice of default and election to sell and to foreclose was duly recorded October 6, 1982, in book M82 at page 1346 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday, the 16th day of March, 1983, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 316 Main 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 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, if 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, secured by said trust deed, and the performance of which is 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 Klamath Falls, Oregon, this 11th day of February, 1983.