

21362

Affidavit of Publication

3862

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 1483 Page

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

#412 Trustee's Sale-Buschmann

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for foursuccessive and consecutive week ~~s~~ days(4 insertion s) in the following issue s: January 30, 1983February 6, 1983February 13, 1983February 20, 1983Total Cost: \$187.20Sarah L. ParsonsSubscribed and sworn to before me this 20thday of February 19 83[Signature]

Notary Public of Oregon

My commission expires Jan 15 1984

Return to:

WILLIAM M. GANONG
ATTORNEY AT LAW
1111 PINE STREETSTATE OF OREGON: COUNTY OF KLAMATH ; ss
I hereby certify that the within instrument was received and filed forrecord on the 14th day of March A.D., 1983 at 2:34 o'clock P Mand duly recorded in Vol M83, of Mortgages on page 3862FEE \$ 4.00EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ROBERT LEROY BUSCHMANN and SYLVIA J. BUSCHMANN, as grantor, to WILLIAM L. SIMORE, as trustee, in favor of TOWN & COUNTRY MORTGAGE & INVESTMENT CO., as beneficiary, dated March 26, 1981, recorded March 27, 1981, in the mortgage records of Klamath County, Oregon, in book No. M-81 at page 5488, covering the following described real property situated in said county and state, to-wit:

Lot 8, OLD ORCHARD MANOR, in County of Klamath, State of Oregon.

NOTE: The above said beneficiary has appointed William M. Ganong, Attorney at Law, 1151 Pine Street, Klamath Falls, Oregon 97601 as Successor Trustee.

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: monthly installment payments in the amount of \$162.50 each, which were due and payable on the 26th day of each of the following months: December, 1981; and January, February, March, April, May, June, July, August and September, 1982; together with the sum of \$455.22 which was advanced by the beneficiary on behalf of the Grantors on June 18, 1982.

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: principal balance on original obligation in the amount of \$10,000.00 plus interest thereon at the rate of 19.5% per annum from November 26, 1981, until paid, and the sum of \$485.22 advanced by the beneficiary together with interest thereon at the rate of 19.5% per annum from June 18, 1982, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 15, 1983, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front steps of the 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 October 25, 1982.
William M. Ganong
Trustee

#17 Jan. 30, Feb. 6, 13, 20, 1983