

21366

Affidavit of Publication

3870

Vol. M83 Page

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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

#411 Trustee's Sale-Gross

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for foursuccessive and consecutive week s starting(4 insertion s) in the following issue s: —January 30, 1983February 6, 1983February 13, 1983February 20, 1983Total Cost: \$171.60Sarah L. ParsonsSubscribed and sworn to before me this 20th
day of February 19 83Kate Bucka
Notary Public of OregonMy commission expires Jan 15 86

Return to:

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

14th day of March A.D., 1983 at 2:34 o'clock P M., and duly recorded inVol M83 of Mortgages on page 3870.Fee \$ 4.00

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by PETER LASZLO GROZS, as grantor, to WILLIAM L. SISEMORE, as trustee, in favor of TOWN & COUNTRY MORTGAGE & INVESTMENT CO., INC., as beneficiary, dated June 16, 1980, recorded June 17, 1980, in the mortgage records of Klamath County, Oregon, in book No. M-80 at page 11121, covering the following described real property situated in said county and state, to-wit:

Lot 3, Block 11, SPRAGUE RIVER VALLEY ACRES, Klamath County, 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 installments in the amount of \$48.00 each, which were due and payable on the 17th day of August, September, and October, 1982; together with the late payment charges of \$15.00; together with real property taxes for the year 1981-82 in the amount of \$27.01, plus interest.

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 of \$953.09 together with interest at the rate of 12.0% per annum from July 17, 1982, until paid; plus late payment charges of \$15.00; and the above said real property taxes in the amount of \$27.01, plus interest.

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 November 8, 1982.
William M. Ganong, Trustee
#411 Jan. 30, Feb. 6, 13, 20, 1983

EVELYN BIEHN

COUNTY CLERK

By Bernetha D. Lebeck deputy