

22171

TA-25393

Affidavit of Publication

 Vol. 57-114507
 Page 15188

 STATE OF OREGON,
 COUNTY OF KLAMATH ss.

(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

#607 Trustee's Sale-Shelby

a printed copy of which is hereto annexed,
 was published in the entire issue of said
 newspaper for four

successive and consecutive week s days.

(4 insertion s) in the following issue s: —

March 7, 1983

March 14, 1983

March 21, 1983

March 28, 1983

Total Cost: \$202.80 paid

Subscribed and sworn to before me this 28th
 day of March 19 83

[Signature]
 Notary Public of Oregon
 My commission expires June 15 19 84

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made, executed and delivered by Clifford E. Shelby and Effie Lorene Shelby, Husband and Wife, as grantor, to D. L. Hoots, as trustee, to secure certain obligations in favor of Security Savings & Loan Association, as beneficiary, dated August 27, 1980, recorded September 4, 1980, in the mortgage records of Klamath County, Oregon, in volume No. M80 at page 16742, covering the following described real property situated in said county and state, to-wit: Lot 3, Block 2, BRYANT TRACTS # 2, in the County of Klamath, State of Oregon.

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:

May 1, 1982	\$458.22
June 1, 1982	458.22
July 1, 1982	458.22
August 1, 1982	458.22
September 1, 1982	458.22
October 1, 1982	458.22
November 1, 1982	458.22
Late Charges	160.37

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:

Principal balance of \$41,392.00; plus unpaid interest accrued April 1982 of \$431.72, May 1982 of \$431.17, June 1982 of \$431.17, July 1982 of \$431.17, August 1982 of \$431.17, September 1982 of \$429.76, October 1982 of \$429.84, plus additional accruing interest from 11-1-82 on the principal balance at the rate of 12.5% per annum; plus late charges of 4% of monthly installments not received within 15 days after the installment became due which late charges total \$160.37 as of 11-16-82; plus delinquent real property taxes due, if any, with interest, plus real property taxes due, plus interest.

A notice of default and election to sell and to foreclose was duly recorded November 30, 1982, in book M-82 at page 16303 of said mortgage records. Reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Tuesday, the 3rd day of May, 1983, at the hour of 11:25 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps of the 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 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 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, 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 successor in interest of the beneficiary named in the trust deed.

DATED at Tillamook, Oregon, December 7, 1982.
 Douglas E. Kaufman
 Trustee
 #607 Mar. 7, 14, 21, 28, 1983

RETURN TO:
 Willamette Savings
 P.O. Box 5555
 Portland, OR 97228

STATE OF OREGON: COUNTY OF KLAMATH ;ss
 I hereby certify that the within instrument was received and filed for record on the 6th day of April A.D., 19 83 at 3:29 o'clock p M and duly recorded in Vol M83, of Deeds on page 5188

FEE \$ 4.00

EVELYN BIEHN, COUNTY CLERK
 by [Signature] Deputy