

24346

Affidavit of Publication

Vol. 183 Page 3888

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office
Manager
being first duly sworn, depose and say thatI 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

#751 Trustee's Sale-Winston

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for foursuccessive and consecutive week s maxx
(4 insertion s) in the following issue s: April 22, 1983April 29, 1983May 6, 1983May 13, 1983

Total Cost: \$195.00

Sarah L. ParsonsSubscribed and sworn to before me this 13th
day of May 1983[Signature]

Notary Public of Oregon.

My commission expires Jan 15 1984AFTER RECORDING, RETURN TO:
D. L. HOOTS
2261 S. 6th Street
Klamath Falls, OR 97601

(CO-TRUSTEE'S NOTICE OF SALE HERE)

Reference is made to that certain
trust deed made, executed and
delivered by NIDIA WINSTON,
as grantor, to TRANSAMERICA
TITLE INSURANCE COMPANY,
as trustee, to secure certain
obligations in favor of MARK A.
ROY and PAM S. ROY, as
beneficiary, dated October 16,
1981, recorded November 17, 1981,
in the mortgage records of
Klamath County, Oregon in book
M-81 at page 20049, or as ref
number 6578, covering the follow-
ing described real property situ-
ated in said county and state,
to-wit:Northeast Quarter Southeast
Quarter Southwest Quarter of
Section 21, Township 48 South
Range 8 East of the Willamette
Meridian, in the County of
Klamath, State of Oregon, EX-
CEPTING THEREFROM a 50
foot wide access road easement
along the Northerly boundary.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 payments in the sum of
\$175.00 from February 1, 1982 in
the sum of \$2,800.00, together with
accrued real property taxes and
interest in the sum of \$127.08 or a
total sum of \$2,927.08.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:The sum of \$14,797.00 with inter-
est thereon at the rate of 10% per
annum from January 1, 1982,
together with accrued real pro-
perty taxes and interest in the
sum of \$127.08.A notice of default and election to
sell and to foreclose was duly
recorded January 28, 1983, in
book M-83 at page 1514 of said
mortgage records, reference
thereto hereby being expressly
made.WHEREFORE, NOTICE
HEREBY IS GIVEN That the
undersigned trustee will on Fri-
day, the 1st day of July, 1983, at
the hour of 10:00 o'clock, A.M.,
Standard Time, as established by
Section 187.110, Oregon Revised
Statutes, at Front Entrance to 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 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
the 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 Klamath Falls, Or-
egon, February 1, 1983.
D. L. HOOTS
Successor Trustee
#751 April 22, 29, May 6, 13, 1983

5889

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 8th day of June A. D. 1983 at 11:37 o'clock A M., and
duly recorded in Vol. M83, of Mortgages on Page 8888.

By EVELYN BIEHN, County Clerk
Evelyn Biehn

Fee \$8.00