

Affidavit of Publication

113301

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

#860 Trustee's Sale - Benson

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

~~successive~~ consecutive week s ~~days~~
(5 insertion s) in the following issue s: —

May 24, 31, June 7, 14, 21,
1983

Total Cost: \$253.50

Sarah L. Parsons

Subscribed and sworn to before me this 21st
day of June 1983

Veta Backa
Notary Public of Oregon

My commission expires Jan 15 1986

William S. Wiley
HUSK GLEAVES SWEARINGEN
LARSEN & POTTER
ATTORNEYS AT LAW
P. O. BOX 1147
EUGENE, OREGON 97440

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed, made, executed and
delivered by BERT WILLIAMS
BENSON and GAIL R. BENSON,

(COPIES OF THIS NOTICE OF SALE ARE ON FILE IN THE OFFICE OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, AT KLAMATH FALLS, OREGON, AND AT THE CLERK'S OFFICE, EUGENE, OREGON, AND AT THE CLERK'S OFFICE, ASTORIA, OREGON.)

Washington, Oregon, as beneficiary, dated December 18, 1977, recorded January 20, 1980, in Klamath County, Oregon, of BME, No. 180, at page 50, covering the following described real property situated in said county and state, to-wit: Lot 1, POOLE HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Both of the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and to release said deed by advertisement and sale; the is made in grantor's failure to pay when due the following sums: principal and interest, which sums are now past due, owing and delinquent: principal, monthly payments in the amount of \$32.00 each for the months of July through December, 1982, and \$45.00 each for the months of January and February, 1983, and late charges of \$13.68 each for the months of July through December, 1982, and \$14.30 each for the months of January and February, 1983. 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, together with interest thereon at the rate of 11.5% per annum from June 1, 1982, plus accumulated late charges of \$38.80 and reserve overdraft of \$382.45. A notice of default and election to sell and to foreclose was duly recorded in February 22, 1983, in volume 443 at page 2452 of said mortgage records, reference made thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will, on the 21st day of June, 1983, at 10:00 o'clock A.M., Standard Time, as established by Section 107.110, Oregon Revised Statutes, at main door of the Klamath 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 plural, the singular and the neuter; 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 Eugene, Oregon, March 1, 1983. WILLIAM S. WILEY, Successor Trustee. P.O. Box 1147, Eugene, OR 97440 1983 May 24, 31, June 7, 14, 21, 1983

10527

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 5th day of July A. D. 19 83 at 11:38 clock A. M., and
duly recorded in Vol. M83 of Mortgages on Page 10526

By EVELYN BIEHN, County Clerk
Fee \$8.00

HUGHES OREGON 97440
P.O. BOX 1147
VICTORVILLE, CALIF.
JOSEPH & POTTER
HUCK GLEVES SWEENINGEN
WILLIAM S. WILSON