

29542 Affidavit of Publication

Vol. M83 Page 17932

STATE OF OREGON,
COUNTY OF KLAMATH

(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
#162-Trustee's Notice of Sale
Richardson

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

~~successive and consecutive week days~~

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

Aug. 26, 1983

Sept. 2, 1983

Sept. 9, 1983

Sept. 16, 1983

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 16
day of September 1983

Leta Bucka
Notary Public of Oregon

My commission expires Jan 15 1986

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by DON R. RICHARDSON and JUDY M. RICHARDSON, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First National Bank, as beneficiary, dated October 28, 1980, recorded October 29, 1980, in the mortgage records of Klamath County, Oregon, in book No. M-80 at page 21028, covering the following described real property situated in said county and state, to-wit:
Lot 9, SUMMERS PARK in the County of Klamath, State of Oregon.
Beneficial interest was assigned to HOUSING DIVISION, DEPARTMENT OF COMMERCE, STATE OF OREGON by instrument recorded October 29, 1980 in Book M-80 at Page 21032, Klamath County Records.
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 of \$292.58 each, commencing with the payment due October 1, 1982, and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus accrued late charges of \$127.82 as of April 17, 1983 and further late charges of \$16.23 on each delinquent payment after the 16th day of May, 1983; plus all other fees, costs and expenses associated with this foreclosure and plus the escrow account reserve deficit balance of \$165.69.
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:

The sum of \$35,167.15 with interest thereon at the rate of 9.25% per annum from September 1, 1982, until paid; plus all other fees, costs and expenses associated with this foreclosure and plus the loan trust fund reserve deficit balance of \$165.69.
WHEREFORE, notice hereby is given that the undersigned trustee will on October 21, 1983, at the hour of 1:10 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front door 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 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 May 24, 1983.
GEORGE C. REINMILLER
Successor Trustee
610 S.W. Alder Street-1015
Portland, Oregon 97205
#162-Subscribed Sept. 2, 9, 16, 1983

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 18th day of Oct. A.D. 19 83
at 11:34 o'clock A M, and duly
recorded in Vol. M83 of Mortgages
Page 17932
EVELYN BIEHN, County Clerk
By Ann Smith Deputy
Fee 4.00

Return to:

GEORGE C. REINMILLER
ATTORNEY AT LAW
1011 COMMERCIAL BUILDING
PORTLAND, OREGON 97205

'83 OCT 19 AM 11 34

OK
4.00