

Affidavit of Publication

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

#178 Trustee's Sale-Small

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: —

Sept. 19, 1983

Sept. 26, 1983

Oct. 4, 1983

Oct. 11, 1983

Total Cost: \$202.80

Sarah L. Parsons

Subscribed and sworn to before me this 11th
day of October 19 83

Kita Backa

Notary Public of Oregon

My commission expires Jan 15 19 86

Return to:
Crothers & Crandall
960 Broadway N.E. Suite 6
Salem, Oregon 97301

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
Trust Deed made, executed and
delivered by William J. Small, as
Grantor, to Transamerica Title
Insurance Co., as Trustee, to
secure certain obligations in
favor of Wells Fargo Real Estate
Services, Inc., Trustee Under
Trust No. 7219, as Beneficiary,
dated March 23, 1978, recorded
May 26, 1978, in the Mortgage
Records of Klamath County,
Oregon, in Book M-78, at Page
11177, covering the following
described real property situated
in said County and State, to-wit:
Lot 20 in Block 11, OREGON
SHORES SUBDIVISION-Tract
#1053, in the County of Klamath,
State of Oregon, as shown on the
map filed on October 3, 1973, in
Volume 20, pages 21 and 22 of
MAPS in the office of the County
Recorder of said County.
And to that instrument of
assignment of the beneficial in-
terest to Donald L. Trout and
Arlene Trout record on July 31,
1980, in Book M-80, Page 14215;
and to that appointment of
Successor Trustee recorded on
July 1, 1983, in Book M-83, 10450.
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:
Delinquent installments: \$36.00
due November 8, 1982, and same
amount due on the 8th day of
each month thereafter.
Delinquent taxes: \$1.93 for the
fiscal year 1981-82, plus interest;
\$92.23 for the fiscal year 1982-83,
plus interest.
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 and
payable, said sums being the
following, to-wit:
Unpaid principal balance of
\$711.72, plus interest thereon at
7% per annum from October 6,
1982, until paid.
A notice of default and election to
sell, and to foreclose was duly

recorded on July 22, 1983, in Book
M-83, at Page 11689, of said
Mortgage Records, reference
thereto hereby being expressly
made.
WHEREFORE, NOTICE
HEREBY IS GIVEN that the
undersigned Trustee will on Fri-
day, the 9th day of December,
1983, at the hour of 9:00 o'clock,
A.M., as established by Section
187.110, Oregon Revised Statutes,
at the 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 them 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" 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
their 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 Salem, Oregon, this
1st day of August, 1983.
William C. Crothers, Jr., Trustee
#178 Sept. 19, 26, Oct. 3, 10, 1983

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 17th day of Nov. A.D. 19 83
at 2:34 o'clock P M, and duly
recorded in Vol. M83 of Mortgages

Page 19768

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 4.00