

# 32557 Affidavit of Publication

Vol. 1284 Page 824

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

#384 Trustee's Sale-Walker

a printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four  
successive and consecutive week sdays,

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

Dec. 1, 1983

Dec. 8, 1983

Dec. 15, 1983

Dec. 22, 1983

Total Cost: \$163.80

Sarah L. Parsons

Subscribed and sworn to before me this 22nd  
day of December 1983

Lita Sacha  
Notary Public of Oregon

My commission expires Jan. 15 1986

(COPY OF NOTICE TO BE PASTED HERE)

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Marion Walker and Margaret H. Walker, as grantors, to WILLIAM SISEMORE, as trustee, in favor of Certified Mortgage Company, as beneficiary, dated November 20, 1981, recorded November 23, 1981, in the mortgage records of Klamath County, Oregon in book/real volume No. M-81, at page 20321, covering the following described real property situated in said county and state, to-wit: Government Lot 32 and the E 1/2 of Government Lot 25, Section 14, Township 36 S., Range 10 E. W.M., County of Klamath, State of Oregon.

Both the beneficiary and the trustee have agreed 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:

The sum of \$1,294.43 plus interest thereon at the rate of 19.5% per annum from June 20, 1983, which sum was advanced by the beneficiary on behalf of the Grantors to cure the default of a note held by the United States National Bank of Oregon.

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:

Principal sum of \$17,294.48 plus interest thereon at the rate of 19.5% per annum from June 20, 1983, until paid.

WHEREFORE notice hereby is given that the undersigned trustee will on January 15, 1984, at the hour of 10:05 o'clock A.M. Standard Time as established by Section 187.110, Oregon Revised Statutes, at the Frontsteps of the 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 word "trustee" and "beneficiary" includes their respective successors in interest, if any.

DATED September 9, 1983.  
William M. Ganong  
Successor Trustee  
1151 Pine Street  
Klamath Falls, Oregon 97601  
224 Dec. 1, 10, 15, 22, 1983

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 16th day of January A.D., 1984 at 3:15 o'clock P.M. and duly recorded in Vol. 1284, of Mortgages on page 824.

EVELYN BIEHN, COUNTY CLERK

by Pam. Smith Deputy

Fee \$ 4.00

Return to: Wm. Ganong 1151 Pine St. K.F. Or.