

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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 _____

#393 Trustee's Sale-Kincaid

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: —

Dec. 20, 1983

Dec. 27, 1983

Jan. 3, 1983

Jan. 10, 1983

Total Cost: \$187.20

Sarah L. Parsons

Subscribed and sworn to before me this 10th
day of January 1984

[Signature]
Notary Public of Oregon

My commission expires Jan 15 1984

After Recording Return to:
TRANSAMERICA TITLE INSURANCE COMPANY
600 Main Street
Klamath Falls, Oregon 97601

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain
trust deed made by JACK F.
KINCAID and EDNA R. KIN-
CAID, husband and wife, as
grantor, to TRANSAMERICA
TITLE INSURANCE COMPANY,
a California Corporation, as
trustee, in favor of WELLS
FARGO REALTY SERVICES,
INC., a California Corporation, as
beneficiary, dated March 31, 1979,
recorded June 8, 1979, in the
mortgage records of Klamath
County, Oregon, in
book/reel/volume No. M-79 at
page 13448, covering the following
described real property situated
in said county and state, to-wit:

Lot 10, Block 31, Tract No. 1184,
OREGON SHORES UNIT 2,
FIRST ADDITION, in the County
of Klamath, State of Oregon.

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 Stat-
utes; the default for which the
foreclosure is made is grantor's
failure to pay when due the
following sums: monthly in-
stallments of principal and inter-
est, due October, 1982, in the
amount of \$54.70 each; and
subsequent installments in like
amounts; and subsequent in-
stallments of assessment dues
under the terms and provisions of
the Note and Deed of Trust.

By reason of said default the
beneficiary has declared all ob-
ligations secured by said trust
deed immediately due and pay-
able, said sums being the follow-
ing, to-wit: \$3,647.40 plus interest
thereon from September 15, 1982
at the rate of (8%) EIGHT PER
CENT PER ANNUM until paid,
and all sums expended by the
Beneficiary pursuant to the terms
and provisions of the Note and
Deed of Trust.

WHEREFORE notice hereby is
given that the undersigned trust-
ee will on January 31, 1984, at the
hour of 10:00 o'clock A.M. Stan-
dard Time, as established by
Section 187.110, Oregon Revised
Statutes, at the office of
Transamerica Title Insurance
Co., 600 Main Street, 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 to the beneficiary of the
entire amount then due (other
than such portion of said prin-
cipal 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" in-
cludes their respective successors
in interest, if any.

DATED September 16, 1983.

TRANSAMERICA TITLE IN-
SURANCE COMPANY
Andrew A. Patterson, Trustee
State of Oregon, County of
Klamath, ss:

I, the undersigned, certify that I
am the Assistant Secretary for
the above named trustee and that
the foregoing is a complete and
exact copy of the original trust-
ee's notice of sale.

#393 Dec. 20, 27, 1983, Jan. 3, 10,
1984

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 26th day of Jan A.D. 1984

at 3:48 o'clock A M, and duly

recorded in Vol. 434 of Mortgages

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 4.00