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TA M-25874-2

Affidavit of Publication

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STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Sarah L. Parsons, Office
Manager
being first duly sworn, depose and say thatI am the principal clerk of the publisher of
the Herald and Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the#395 Trustee's Sale-Walkera printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for foursuccessive and consecutive week s days,
(4 insertion s) in the following issue s: —Dec. 20, 1983Dec. 27, 1983Jan. 3, 1984Jan. 10, 1984Total Cost: \$187.20Sarah L. ParsonsSubscribed and sworn to before me this 10th
day of January 1984Heta Becker
Notary Public of OregonMy commission expires Jan 15 1985After Recording Return to:
TRANSAMERICA TITLE INSURANCE COMPANY
600 Main Street
Klamath Falls, Oregon 97601

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by WILLIAM E. WALKER and BOBBIE J. WALKER, 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 14, 1979, recorded June 12, 1980, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-80 at page 10790, covering the following described real property situated in said county and state, to-wit: Lot 11, Block 37, 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 Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: monthly installments of principal and interest, due August, 1982, in the amount of \$81.81 each; and subsequent installments in like amounts; and subsequent installments 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 obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit: \$5,505.22 plus interest thereon from July 25, 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 trustee will on January 31, 1984, at the hour of 10:00 o'clock A.M. Standard 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 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 16, 1983.
TRANSAMERICA TITLE INSURANCE 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 trustee's notice of sale.

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

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 26 day of Jan. A.D. 1984
at 3:42 o'clock P.M. and dulyrecorded in Vol. 1184 of Mortgages
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EVELYN BIEHN, County Clerk

By Barbara L. Th... DeputyFee 4.00