

32977

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 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 #390 Trustee's Sale-Mitchell

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: —

Dec. 20, 1983

Dec. 27, 1983

Jan. 3, 1984

Jan. 10, 1984

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 1986

AFTER 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 DOYLE R. MITCHELL, SR. and SUSAN L. MITCHELL, 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 May 21, 1978, recorded July 24, 1978, in the mortgage records of Klamath County, Oregon in book/reel/volume No. M-78 at page 15971, covering the following described real property situated in said county and state, to-wit: Lot 15, in Block 28 of Tract 1113-Oregon Shores-Unit 2, 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 May, June, July, August, September, October, November and December 1981 and January, 1982 in the amount of \$49.15 each; and subsequent installments in like amounts; and assessment due in the amount of \$77.00; and subsequent installments of assessments due 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: \$3,498.54 with interest thereon from April 30, 1981 at the rate of (8%) EIGHT PERCENT 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 Company, 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.

#390 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 3:40 o'clock PM and duly
recorded in Vol. 1466 of Mortgages
Page 1466

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 4.00