

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 #595-Hart-Wells Fargo

Realty Services, Inc.

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four
successive and consecutive week s day s,
(4 insertion s) in the following issue s: —

Mar. 16, 1984

Mar. 23, 1984

Mar. 30, 1984

April 6, 1984

Total Cost: \$179.40

Sarah L. Parsons

Subscribed and sworn to before me this 6
day of April 19 84

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)
TRUSTEE'S NOTICE
OF SALE

Reference is made to that certain trust deed made by ROGER NEIL HART and DEBRA KAY HART, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., as beneficiary, dated September 6, 1979, recorded December 17, 1979, in the mortgage records of Klamath County, Oregon, in volume No. M-79 at page 28716, covering the following described real property situated in said county and state, to-wit:

Lot 23, Block 3, Tract 1023, KLAMATH COUNTRY, 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 beginning with October 1, 1982, and subsequent monthly payments of \$41.44 each due under the terms and provisions of the Note and Trust Deed.

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:

\$3,278.32 with interest thereon from September 1, 1982 at the rate of Nine (9%) per cent per annum until paid; and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Trust Deed.

WHEREFORE notice hereby is given that the undersigned trustee will on April 30, 1984, at the hours of 10:00 A.M. to 4:00 P.M., Standard Time, as established by

Section 187.110, Oregon Revised Statutes, at 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 feminine gender includes the masculine 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 words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED December 5, 1983
TRANSAMERICA TITLE INSURANCE COMPANY
BY: Andrew A. Patterson
Trustee
State of Oregon, County of Klamath, ss.

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

#595-Mar. 16, 23, 30, April 6, 1984.

Return:
ATC

84 APR 27 AM 10 37

6979

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 27 day of April A.D. 19 84
at 10:37 o'clock A M, and duly
recorded in Vol. M84 of Mortgages
Page 6978

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00