

37858

ATC-27057

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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 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

#784-Trustee's Sale-Minyard

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~successive consecutive weeks or days~~(4 insertion s) in the following issue s: —May 9, 1984May 16, 1984May 23, 1984May 30, 1984Total Cost: \$187.20Sarah L. ParsonsSubscribed and sworn to before me this 9
day of May 19 84Lita Beck
Notary Public of OregonMy commission expires Jan 15 86Return to:
Coos County Title
220 South 4th
Coos Bay, Oregon 97420

(COPY OF SALE OF TRUSTEE'S NOTICE (RE)

Reference is made to that certain deed made by Richard Minyard and Roberta Minyard, Husband and Wife, as grantor, to Transamerica Title Insurance Co., as Trustee, of Coos County, Oregon, Coos Bay, Ore. 97420, in favor of Tara Enterprises, as beneficiary, dated January 11, 1982, recorded in the mortgage records of Klamath County, Oregon, in volume No. 482 at page 33, covering the following described real property situated in said county and state, to-wit: Lot 1, Block 2, Tract No. 1113, Dads Hollow Estates, 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 86.73(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 installment of principal and interest due for the months of October, November, December, 1983 and January, 1984 in the amount of \$255.32 per month, and subsequent amounts for 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: \$31,925.64 plus interest thereon from September 11, 1983 at the rate of seven and one half (7.5%) 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 June 29, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 182.110, Oregon Revised Statutes, at the front entrance of the County 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 as 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 words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED February 7, 1984
Richard Menzinger
Coos County Title & Escrow Co.
Trustee
State of Oregon, County of Coos,
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.
Sandrak Davis
Assistant Secretary for said Trustee
Feb 9 1984

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

on this 19 day of June A.D. 19 84
at 10:24 o'clock A M, and duly
recorded in Vol. M84 of Mortgages
Page 10195

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00