

Affidavit of Publication

Vol. 1174 Page 115C6

38558

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

#822-Trustee's Sale-Stanton

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four

~~successive and consecutive week-day~~

(4 insertion s) in the following issue s: —

May 20, 1984

May 27, 1984

June 3, 1984

June 10, 1984

Total Cost: \$171.60

Sarah L. Parsons

Subscribed and sworn to before me this 10
day of June 1984

[Signature]
Notary Public of Oregon

My commission expires Dec. 15 1986

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

Reference is made to that certain trust deed made by CURTIS M. STANTON, JR., as grantor, to WILLIAM M. GANONG, as trustee, in favor of TOWN AND COUNTRY MORTGAGE AND INVESTMENT CO., as beneficiary, dated June 22, 1981, recorded June 23, 1981, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-81 at page 11382, covering the following described real property situated in said county and state, to-wit:

The East one-half of Government Lot 6, Township 34 South, Range 7 East, of the Willamette Meridian, 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 installment payments in the sum of \$180.00 each which were due on October 22, November 22 and December 22, 1983, and on January 22, 1984; together with late payment charges in the amount of \$28.80. Also, late taxes in the amount of \$372.69 for 1981-82 and \$391.10 for the year 1982-83 plus interest.

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:

The principal sum of \$11,999.00 together with interest thereon at the rate of 18.0% per annum from September 22, 1983, until paid; plus late charges in the amount of \$28.80.

WHEREFORE, notice, hereby is given that the undersigned trustee will on July 9, 1984 at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Frontsteps of the Klamath 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 86.740 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 words "trustee" and "beneficiary" include their respective successors in interest, if any.
DATED February 21, 1984.
William M. Ganong
Successor Trustee
#822-May 20, 27, June 3, 10, 1984

Wm M. Ganong
1151 Pine
K. 2. 86

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 9th day of July A.D., 1984 at 9:59 o'clock A M,
and duly recorded in Vol M84, of Mortgages on page 11506.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 4.00