

# 38560 Affidavit of Publication

Vol. 11511 Page 11511

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

(COPY OF NOTICE TO BE PASTED HERE)

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

#823-Trustee's Sale-Arsenault

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

~~times and consecutive week days~~

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

May 20, 1984

May 27, 1984

June 3, 1984

June 10, 1984

Total Cost: \$163.80

Sarah L. Parsons

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

Kate Bucke  
Notary Public of Oregon

My commission expires June 15 1985

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., 19 84 at 9:59 o'clock A M,  
and duly recorded in Vol 1884, of Mortgages on page 11511.

Fee: \$ 4.00

EVELYN BIEHN, COUNTY CLERK  
by: Bernetha J. Schuch, Deputy

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RICHARD G. ARSENAULT and MALLIE K. ARSENAULT, as grantor, to WILLIAM M. SISEMORE, as trustee, in favor of CERTIFIED MORTGAGE COMPANY, as beneficiary, dated January 21, 1982, recorded January 22, 1982, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M-82, at page 914, covering the following described real property situated in said county and state, to-wit: All of Lot 3 and the southwesterly 12 feet of Lot 2, adjoining said Lot 3, all in Block 12, FIRST ADDITION TO KLAMATH FALLS, in the City 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 \$245.98 each which were due and payable on November 21, and December 21, 1983, and January 21 and February 21, 1984, together with late charges in the amount of \$39.36. 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 \$15,137.50 together with interest thereon at the rate of 19.5% per annum from October 21, 1983, until paid; together with late payment charges in the amount of \$39.36. WHEREFORE, notice hereby is given that the undersigned trustee will on July 9, 1984, at the hour of 10:30 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, 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 words "trustee" and "beneficiary" include their respective successors in interest, if any. DATED February 21, 1984. William M. SiseMORE, Successor Trustee. #823-May 20, 27, June 3, 10, 1984

Wm. M. SiseMORE  
11511 Pine  
K. Falls