40077 MTC-12788 Vol. M84 Page 14043

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH ss.

'84 AUG 15 PM 3 52

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 #978-Trustee's Notice of Sale-Daniels

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

(4 insertion s) in the following issue s:
June 28, 1984
July 5, 1984
July 12, 1984
July 19, 1984

Total Cost: $212.49

Sarah L Parsons

Subscribed and sworn to before me this 19 day of July 19 84

Notary Public of Oregon

My commission expires Jan 25 19 86

Ret: MTC

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Mark A. Daniels, as grantor, to Bank of Milwaukie, as trustee, in favor of United States National Bank of Oregon, as beneficiary, dated January 22, 1981, recorded January 29, 1981, in the mortgage records of Klamath County, Oregon, in book No. M81 at page 1367, covering the following described real property situated in said county and state, to-wit:

The southerly 64 feet of Lot 9, Block 201, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

HAVING A STREET ADDRESS OF: 1235 Owens Street, Klamath Falls, Oregon 97601

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 $287.00, beginning July 1, 1983, and continuing through the installment due April 1, 1984, together with late charges in the amount of $5.00 each on each installment not paid within 15 days following the due date thereof.

By reason of said default the beneficiary hereby declares all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

$27,583.70, together with interest thereon at the rate of 9.75% per annum from June 1, 1983 until paid, plus late charges, trustee's and attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 22, 1984 at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 710 North Sixth 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 words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED April 9, 1984.

DOUGLAS M. THOMPSON
Trustee
P.O. Box 1
Klamath Falls, Oregon 97601

6/28-July 5, 12, 19, 1984

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

on this 15 day of August A.D. 19 84 at 3:52 o'clock P M, and duly recorded in Vol. M84 of Mortgages Page 14043

EVELYN BIEHN, County Clerk
By Ann Smith Deputy

Fee 4.00