

Affidavit of Publication

40841

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M84 Page 15287

(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 #899-Trustee's Notice of Sale

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 x~~

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

June 6, 1984

June 13, 1984

June 20, 1984

June 27, 1984

Total Cost: \$78.00

Sarah L. Parsons

Subscribed and sworn to before me this 27
day of June 1984

Kita Dacka
Notary Public of Oregon

My commission expires Jan 15 86

TRUSTEE'S NOTICE
Reference is made to that certain Trust deed made by Harry E. Alda, as grantor, to William L. Sissom, as trustee, in favor of Certified Mortgage Company, Inc., as beneficiary, dated May 2, 1983, recorded March 22, 1984, in the mortgage records of Klamath County, Oregon, in book 7, folio 100, and in the deed records of Klamath County, Oregon, in book 7, folio 100, at page 5467, covering the following described real property situated in said county and state, to-wit: PARCEL 1: A portion of that tract of land recorded in Volume 20 at page 100 of Deed Records, described therein as being in the NW 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows: Beginning at the Northeast corner of the above described tract of land, which point of beginning is the Northeast corner of the NW 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, and bears West along the Section line a distance of 139.75 feet to the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, thence continuing West along said Section line a distance of 190.36 feet to the true point of beginning, thence continuing West along Section line a distance of 136.55 feet, thence South 0° 19' West parallel with the East boundary of above said tract a distance of 712.42 feet to the South boundary thereof, thence North 2° 17' East along said South boundary a distance of 203.82 feet to a point which bears South 0° 19' West from the true point of beginning, thence North 0° 19' East 561.11 feet more or less to the true point of beginning.
PARCEL 2: A portion of that tract of land recorded in Volume 20 at page 100 of Deed Records, described therein as being in the NW 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows: Beginning at the Northeast corner of the above described tract of land, which point of beginning is the Northeast corner of the NW 1/4 NE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, and bears West along the Section line a distance of 167.25 feet from the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, to the point of beginning, thence continuing West along said Section line a distance of 172.24 feet, thence South 0° 19' West parallel with the East boundary of above said tract of distance of 834.8 feet to the South boundary thereof, thence North 2° 17' East along said South boundary 167.54 feet to a point which bears South 0° 19' West from the true point of beginning, thence North 0° 19' East 712.42 feet more or less to the true point of beginning.
The above Trust Deed has been assigned in interest by Certified Mortgage Company, an Oregon Corporation, through Ralph J. Ramirez, its duly authorized agent, in book 1017 of the mortgage records of Klamath County, 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 payments of \$900.00 since September 25, 1983, to-wit: \$900.00 on October 25, 1983, \$900.00 on November 25, 1983, \$900.00 on December 25, 1983, \$900.00 on January 25, 1984, \$900.00 on February 25, 1984, \$900.00 on March 25, 1984, \$900.00 on April 25, 1984.
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: \$27,000.00 with interest at 18% per annum from September 25, 1984 until paid together with reasonable attorney fees and collection costs incurred. WHEREFORE, notice hereby is given that the undersigned trustee will on September 18, 1984, at the hour of 9:15 o'clock, AM, Standard Time, as established by Section 187.110 Oregon Revised Statutes, at (10:15 a.m. Daylight Time), 514 Walnut Street, Klamath Falls, Oregon 97601 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 May 8, 1984
Glenn D. Ramirez
Successor Trustee
514 Walnut St.
Klamath Falls, OR 97601
State of Oregon, County of Klamath, ss:
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
Glenn D. Ramirez
Attorney for said Trustee
June 8, 1984

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 4th day of September A.D., 1984 at 3:59 o'clock p M, and duly recorded in Vol M84, of Mortgages on page 15287.

EVELYN BIEHN, COUNTY CLERK
by: Pam Smith, Deputy

Fee: \$ 4.00