

41268 Affidavit of Publication

Vol. M84 Page 16047

STATE OF OREGON,
COUNTY OF KLAMATH

(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

#092-Trustee's Sale - Murphy

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

~~or less or more than one week or days~~

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

August 5, 1984

August 12, 1984

August 19, 1984

August 26, 1984

Total Cost: \$199.52

Sarah L. Parsons

Subscribed and sworn to before me this 26
day of August 1984

Lita Backs
Notary Public of Oregon

My commission expires Jan 15 85

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Lloyd G. Murphy and Lois Y. Murphy, husband and wife, as grantor, to William L. Sisemore, as trustee, in favor of Certified Mortgage Company, as beneficiary, dated July 21, 1983, recorded July 21, 1983, in the mortgage records of Klamath County, Oregon, in volume No. M-83 at page 11666, covering the following described real property situated in said county and state, to-wit: Lot 6, Block 1, CYPRESS VILLA, 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 \$250.11 each which were due on December 21, 1983, and on January 21, February 21, March 21 and April 21, 1984; together with late payment charges in the amount of \$20.00.
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 \$17,431.53 together with interest thereon at the rate of 16.0% per annum from November 21, 1983, until paid; plus late charges in the amount of \$20.00.
WHEREFORE, notice hereby is given that the undersigned trustee will on September 18, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front steps of 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 86.760 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 10, 1984
William M. Ganong
Successor Trustee
#092 Aug. 5, 12, 19, 26, 1984

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

on this 17 day of Sept. A.D. 19 84
at 2:42 o'clock P M, and d.
recorded in Vol. M84 of Mortgages
Page 16047
EVELYN BIEHN, County Clerk
By Pam Smith Deputy
Fee 4.00 Index: \$1.00

After Recording return to

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601

SEP 17 PM 2 42

OK 5:00