

41417

Affidavit of Publication

Vol. M84 Page 16299STATE 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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the _____

#084- Trustee's Sale - McCann

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~xxxxxx consecutive xxxxx days xxx~~(4 insertion s) in the following issue s: _____August 3, 1984August 10, 1984August 17, 1984August 24, 1984

Total Cost: \$266.00

Sarah L. ParsonsSubscribed and sworn to before me this 24
day of August 19 84George C. Reinmiller
Notary Public of OregonMy commission expires Jan 15 19 86

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by PATRICK S. McCANN, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of FIRST INTERSTATE BANK, a First National Bank of Oregon, as beneficiary, dated January 22nd, 1980, recorded January 24th, 1980, in the mortgage records of Klamath County, Oregon, in book No. M80 at page 1464, covering the following described real property situated in said county and state, to-wit:

Beginning at the southeast corner of Lot 6 in the subdivision of Block 125 Mills Addition to the City of Klamath Falls, Oregon; thence southwesterly along the southerly line of Lots 6 and 5, Block 125 a distance of 40 feet; thence northwesterly to a point on the North line of said Lot 6 which is 39 feet East of the Northwest corner thereof; thence East 70.3 feet, more or less, to the Northeast corner of said Lot 6; thence Southerly 142 feet; more or less, to the point of beginning, and being a portion of Lots 5 and 6 of said Block 125, according to the official plat thereof on file in the office of the County Clerk 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 86.735(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 \$222.98 each, commencing with the payment due October 1, 1983, and continuing each month until this trust deed is reinstated or goes to Trustee's Sale; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the reserve account deficit balance of \$88.39.

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 sum of \$21,916.50 with interest thereon at the rate of 11.50% per annum from September 1, 1983, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the reserve account deficit balance of \$88.39.

WHEREFORE, notice hereby is given that the undersigned trustee will, on September 28th, 1984, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front door 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 March 30th, 1984.

George C. Reinmiller - Successor Trustee
610 SW Alder St., Ste. 1015
Portland, Oregon 97205
1984 Aug. 3, 10, 17, 24, 1984

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
record on the 20th day of September A.D., 19 84 at 11:59 o'clock A M,
and duly recorded in Vol M84, of Mortgages on page 16299.Fee: \$ 4.00 Index; \$1.00

EVELYN BIEHN, COUNTY CLERK

by: Ben Smith, DeputyRet: George C. Reinmiller, Notary Public
1015 Oregon Hwy, Astoria, Ore -
610 S.W. Alder Portland, Ore -

5-9-84