

41471 Affidavit of Publication

Vol. M84 Page 16421

STATE 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 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

#077-Trustee's Sale - Wood

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: —

August 3, 1984

August 10, 1984

August 17, 1984

August 24, 1984

Total Cost: \$412.32

Sarah L. Parsons

Subscribed and sworn to before me this 24
day of August, 1984

Ethel Becka
Notary Public of Oregon
My commission expires Jan 15, 86

Ret: Neal Buchanan
210 N 4th St
KFO.

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made, executed and delivered by SUN COUNTRY REAL ESTATE, INC., as grantor, to DOUGLAS M. FELLOWS, Attorney at Law, as trustee, to secure certain obligations in favor of JOHN E. WOOD as beneficiary, dated April 5, 1982; recorded April 8, 1982 in volume M82, page 4430 of the mortgage records of Klamath County, Oregon; thereafter by resignation of trustee dated October 7, 1983, and recorded February 17, 1984 in volume M84, page 2623, the said Douglas M. Fellows resigned as trustee, and thereafter by appointment of successor trustee dated February 17, 1984, and recorded March 9, 1984 in volume M84; page 3861 of the mortgage records of Klamath County, Oregon, Neal G. Buchanan, Attorney at Law, was appointed as successor trustee. In the above-described trust deed, covering the following described real property situated in said county and state, to-wit:

"PARCEL 1
A tract of land situated in the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a one-half inch iron pin on the East line of said Section 9, said point being South 00°08' West a distance of 30.00 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9; thence South 00°08' West along the East line of said Section 9 a distance of 208.71 feet to a one-half inch iron pin; thence North 89°52' West a distance of 208.71 feet to a one-half inch iron pin; thence North 00°08' East parallel with the East line of said Section 9 a distance of 208.53 feet to a one-half inch iron pin; thence South 89°52' East a distance of 208.71 feet to a point of beginning.

PARCEL 2
A tract of land situated in the NE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East section line of said Section 9 which is South 00°08' West a distance of 238.71 feet from the 5/8 inch iron pin marking the East one-fourth corner of said Section 9 and said point being the South-east corner of that certain tract of land described as Parcel 1 in the deed recorded April 28, 1966 in Volume M66 at page 3788 of Klamath County, Oregon Deed Records; thence South 00°08' West along said East line of Section 9 a distance of 160.83 feet, more or less, to a point which is the Northeast corner of that certain tract of land conveyed to Ethelida Croft by deed recorded in Volume M66 at page 4590 of Klamath County, Oregon Deed Records; thence North 89°52' West along the North line of said Croft tract a distance of 208.71 feet, more or less, to the Northwest corner of said Croft tract; thence North 00°08' East parallel with said East line of said Section 9, a distance of 160.83 feet, more or less, to the Southwest corner of said tract of land described as Parcel 1 in said Deed recorded in Volume M66, page 3788 of Klamath County, Oregon Deed Records; thence South 89°52' East along the South line of said Parcel 1 a distance of 208.71 feet, more or less, to the point of beginning. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and

to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:

The sum of \$15,000 which was due and payable on or before August 5, 1982, together with interest on the said sum of \$15,000 at the rate of 18 1/2% per annum from April 5, 1982.

By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:

The sum of \$15,000, together with interest thereon at the rate of 18 1/2% per annum from April 5, 1982.

A notice of default and election to sell and to foreclose was duly recorded March 27, 1984 in book M84 at page 4820 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN that the undersigned trustee will on Wednesday, the 26th day of September 1984, at the hour of 11:00 A.M., Daylight Savings Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, 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, the reasonable fees of trustee's attorneys, and the advancements made by the beneficiary in payment of certain liens or other charges payable by the grantor, having a priority to the interest of the trustee and beneficiary herein. 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 of the entire amount due (other than such portion of said principal as would not then be due had no default occurred), together with costs, advancements, trustee's and attorney's fees at any time prior to five days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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, and their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.

DATED at Klamath Falls, Oregon this 27th day of March, 1984.

NEAL G. BUCHANAN, Trustee
#077-Aug. 3, 10, 17, 24, 1984

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 21 day of Sept. A.D. 19 84
at 2:12 o'clock P M, and duly

recorded in Vol. M84 of Mortgages

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EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 4.00 Index: \$1.00