

Affidavit of Publication

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 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

#297-Trustee's Sale - Ferguson

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

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

October 19, 1984October 26, 1984November 2, 1984November 9, 1984

Total Cost: \$319.20

Sarah L. ParsonsSubscribed and sworn to before me this 9day of November 1984[Signature]
Notary Public of OregonMy commission expires Jan 15 85After recording, return to:
D.L. Hoots, 2269 S. 6th St.
Klamath Falls, OR 97601

(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 RICHARD LLOYD FERGUSON and JEANNE CAROL OLIVER, as grantors, to MOUNTAIN TITLE COMPANY, as trustee, to secure certain obligations in favor of JACQUELINE J. McDONALD, as beneficiary, dated August 30, 1982, recorded September 11, 1982, in the mortgage records of Klamath County, Oregon, in book M-82 at page 11503 covering the following described real property situated in said county and state: to-wit:

The Southeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM THE FOLLOWING:

All that portion of the SE 1/4 SW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, which lies Southerly and Westerly of the right of way of that certain roadway as described in Deed to Ivan E. Crumpacker and Lois E. Crumpacker, dated August 17, 1971, recorded February 22, 1972 in Deed Volume M-72, page 1845, Microfilm 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 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: monthly installment payments in the amount of \$258.33 each which were due and payable on October 1, 1983, February, 1984, April, 1984, June, 1984, July, 1984 and the sum of \$572.73 for March, 1984. Together with delinquent taxes of \$402.66, plus interest for 1982-83 and \$572.97, plus interest for 1983-84.

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 principal sum of \$30,928.13, plus accrued interest in the sum of \$1,262.95 to June 27, 1984 and thereafter at the rate of 10% per annum from June 28, 1984. Together with delinquent taxes of \$402.66, plus interest for 1982-83 and \$572.97, plus interest for 1983-84.

A notice of default and election to sell and to foreclose was duly recorded July 18, 1984, in book M-84 at page 12794 of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Monday, the 10th day of December, 1984, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front Entrance to the 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 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, 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, July 23, 1984.

D. L. HOOTS, Successor Trustee

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 that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original trustee's notice of sale and of the whole thereof.

DATED at Klamath Falls, Oregon, this 23rd day of July, 1984.

D. L. HOOTS Attorney for said Trustee

(297 OCT 19 1984 No. 29, 1984)

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Affidavit of Publication

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STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 19th day of Nov. A.D. 19 84
at 4:11 o'clock P. M. and duly
recorded in Vol. M84 of Mortgages
Page 19594

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$9.00

boxenon dated 1984-11-19, which a
list to said entry and said entry is
now on file in the office of the
County Clerk, Klamath County, Oregon.

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