ATC-37913 Vol. M84 Page 20720

14016

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH "

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 #315-Trustee's Notice of Sale

all

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):

October 29, 1984

November 5, 1984

November 12, 1984

November 19, 1984

Total Cost: $199.52

Sarah L. Parsons

Subscribed and sworn to before me this 19 day of November 19 84

Notary Public of Oregon

My commission expires 19

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

ALAN J. BELL, Trustee, will sell the property described below at 1:00 P.M. on January 3, 1985. The sale will be held at front steps of Klamath County Courthouse, Klamath Falls, Oregon.

A portion of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

COMMENCING at the corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 12 East of the Willamette Meridian; thence West along the South boundary of said Section 21, 2641.10 feet; thence North 39° 32' West 1233.15 feet; thence North 84° 23' East 26.00 feet to the True Point of Beginning; thence North 84° 23' East 241.22 feet; thence South 34° 27' East 376.00 feet; thence South 84° 23' West 434.84 feet; thence North 39° 32' West 372.84 feet to the TRUE POINT OF BEGINNING.

ALSO a 40.00 foot wide roadway easement, begin 20.00 feet either side of the following described centerline, commencing at the corner common to Section 21, 22, 27 and 28; thence West along the South boundary of Section 21, 2641.10 feet to the True Point of Beginning; thence North 39° 32' West 2115.36 feet.

Said sale is to satisfy obligations secured by a trust deed covering said property from MARK MONROE and MATHEA F. MONROE and BARBARA MONROE and BARBARA MONROE, husband and wife, Grantor, to NEAL H. BELL, Trustee for [illegible] MORTGAGE CO., an Oregon [illegible], Beneficiary, dated December [illegible], recorded as [illegible] Book M82 Page [illegible] of Mortgage Records.

The default for which the foregoing is made is failure to pay the quarterly payments in the amount of $1,085.53 due on October 6, 1982, January 6, 1983, April 6, 1983, July 6, 1983, October 6, 1983, January 6, 1984, April 6, 1984 and July 6, 1984; $146.48 advanced for insurance premium and $3,627.7[illegible] advanced by the first mortgage holder [illegible] trust deed rate.

The sum owing on the obligation secured is: principal $20,154.71, plus interest at 19.9% per annum from August 5, 1982, to October 26, 1982, plus interest at 24.9% per annum from October 26, 1982 until paid, plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

Beneficiary and trustee have elected to sell the property to satisfy the obligation. The grantor, grantor's successor, and any other person named in ORS 86.753 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees and by curing any other default complained of in the notice of default at any time prior to five (5) days before the trustee conducts the sale.

DATED this 9th day of August, 1984

Alan J. Bell, Trustee

#315 Oct. 29, Nov. 5, 12, 19, 1984

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 11th day of December A.D. 19 [illegible]

at 1:31 [illegible] P. M., and duly

recorded in [illegible] Mortgages

Page 20720

EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 5.00

AFTER RECORDING RETURN TO:

Alan J. Bell
Post Office Box 497
Stayton, OR 97383