

44506

Affidavit of Publication

Volume Page 21673

STATE OF OREGON,
COUNTY OF KLAMATHI, 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 CRS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#367-Trustee's Sale - Frum

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

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

November 19, 1984November 26, 1984December 3, 1984December 10, 1984Total Cost: \$319.20Sarah L. ParsonsSubscribed and sworn to before me this 10day of December 19 84[Signature]
Notary Public of OregonMy commission expires June 15, 1985

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust Deed
made by DARRELL O. FRUM and EVELYN
FRUM, as grantors, to FIRST WESTERN
TITLE COMPANY, as trustee, in favor of
GARY NYLAND and NANCIE NYLAND, as
beneficiaries, dated August 23, 1981, recorded
August 26, 1981, in the mortgage records of
Klamath County, Oregon, in Book No. M11 at
page 15190, in which said deed, covering the
following described real property situated in
said county and state, to-wit:
Lot 8 in Block 5, JACK PINE VILLAGE,
according to the official plat thereof on file in
the office of the County Clerk of Klamath
County, Oregon
TOGETHER with a 1974 12x60 New Moon
Mobile Home Serial No. 12X40135578
Both the beneficiary and the trustee have
been 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 86.753(3) of Oregon Revised
Statutes, the default for which the foreclosure
is made is grantor's failure to pay when due
the following sums:
Balance of \$415.00 due March 15, 1983;
Payment of \$1,215.00 due July 15, 1983; Balance
of \$915.00 due November 15, 1983; Payment of
\$1,215.00 due March 15, 1984; Payment of
\$1,215.00 due July 15, 1984; plus accrued
interest to November 30, 1983, of \$1,330.78;
together with interest at \$5.78 per cent on the
unpaid balance plus unpaid property taxes of
\$171.97, plus interest, for 1981-82, unpaid
property taxes of \$197.31, plus interest for
1982-83, unpaid property taxes of \$145.49, plus
interest, for 1983-84 and mobile home taxes of
\$75.00, plus interest, for 1983, plus attorney
fees, trustee's fees, foreclosure costs and any
sums advanced by beneficiary pursuant to the
terms of said trust deed.
By reason of said default the beneficiary has
declared all sums owing on the obligation
secured by said trust deed immediately due
and payable, said sums being the following,
to-wit:
\$21,431.15 plus accrued interest to November
10, 1983 of \$1,330.78, plus interest at \$5.78 per
cent from November 20, 1983, until paid, plus
property taxes of \$514.85 plus interest, plus
mobile home taxes of \$25.00 plus interest; plus
Title Report costs of \$175.00; attorney fees,
trustee's fees, foreclosure costs and any sums
advanced by beneficiary pursuant to the terms
of said trust deed.

WHEREFORE, notice hereby is given that the
undersigned trustee will on December 31, 1984,
at the hour of 11:30 o'clock, A.M., Standard
Time, as established by Section 182.110, Oregon
Revised Statutes, at 110 North Sixth Street in
the City of Klamath Falls, County of Klamath,
the 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
86.753 of Oregon Revised Statutes has the right,
at any time prior to five days before the
trustee conducts the sale, to have this
foreclosure proceeding dismissed and the trust
deed reinstated by payment to the beneficiary
of the entire amount then due (other than such
portion of the principal as would not then to be
due had no default occurred) and by curing
any other default complained of herein that is
capable of being cured by tendering the
performance required under the obligation or
trust deed, and in addition to paying said sums
or tendering the performance necessary to
cure the default, by paying all costs and
expenses actually incurred in enforcing the
obligation and trust deed, together with
trustee's and attorney's fees not exceeding the
amounts provided by said Section 86.753 of
Oregon Revised Statutes.

In construing this notice, the masculine gender
includes the feminine and the neuter, the
singular includes the plural, the word "grant
or" 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 the words "trustee"
and "beneficiary" include their respective
successors in interest, if any.
DATED August 23, 1984
Robert D. Bavin
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 and that the foregoing is a
complete and exact copy of the original
trustee's notice of sale
Robert D. Bavin
Attorney for said Trustee
First New 10/24 Dec 3/84

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 December, A.D., 19 84 at 11:30 o'clock P.M.,
and duly recorded in Vol. 100, of KLAMATH on page 21673.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$5.00