

Affidavit of Publication

45471

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M85 Page 1615

(COPY OF NOTICE TO BE PASTED HERE)

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

#373-Trustee's Sale - Benge

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

~~successive and consecutive weeks~~ days

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

November 23, 1984

November 30, 1984

December 7, 1984

December 14, 1984

Total Cost: \$212.80

Sarah L. Parsons

Subscribed and sworn to before me this 14
day of December 1984

Krista Backa
Notary Public of Oregon

My commission expires Jan 15 1985

Return to:

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RICHARD E. BERGE and LILLIAN P. BERGE, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of George E. Gubler and Renee Gubler, as beneficiary, dated November 16, 1983, recorded November 22, 1983, in the mortgage records of Klamath County, Oregon, in book No. M-83 at page 20094, covering the following described real property situated in said county and state, to-wit:

The NW 1/4 of Lots 7 and 8, Block 14, FIRST ADDITION TO BONANZA in the County of Klamath, State of 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 in the amount of \$174.72 each which were due and payable on the 1st of the month of June, July, August and September, 1984.

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:

Principal sum of \$17,413.13 plus interest thereon at the rate of 10.5% per annum from May 1, 1984 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 31, 1985, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps of the 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 86.766 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 September 11, 1984

William M. Ganong
Successor Trustee

#373 Nov. 23.30, Dec. 7, 14, 1984

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 29th day of January A.D. 1985
at 4:15 o'clock P M, and duly
recorded in Vol. M85 of Mortgages
Page 1615

EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee \$5.00