

Affidavit of Publication

45901
STATE OF OREGON,
COUNTY OF KLAMATH ss.

Vol. m85 Page

2280

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
495-Trustee's Sale - Hall

FEB 13
1985

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

~~xxxxxx week xxxxxx~~

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

January 7, 1985

January 14, 1985

January 21, 1985

January 28, 1985

Total Cost: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 28
day of January 1985

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

After recording, return
to DL Hoots, 2661 S.
6th St. #2 Klamath Falls

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 13th day of February A.D., 1985 at 4:34 o'clock P M,
and duly recorded in Vol m85, of Mortgages on page 2280.

Fee: \$ 5.00

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by MICHAEL S. HALL and MARSHA K. HALL, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corporation, as beneficiary, dated June 15, 1982, recorded June 15, 1982, in the mortgage records of Klamath County, Oregon, in volume No. M82 at page 2578, covering the following described real property situated in said county and state to-wit:
Lot 28, WINEMA GARDENS, in the County of Klamath, State of Oregon
Both the beneficiary and the trustee have agreed 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:
Monthly payments in the sum of \$478.30 from January 15, 1984, to date, in the sum of \$4,304.70, together with late charges in the sum of \$334.88, together with accrued real property taxes in the sum of \$487.15 plus interest for 1982-83 and \$491.84, plus interest for 1983-84.
By reason of said default the beneficiary has declared all sums owing on the obligation secured in said trust deed immediately due and payable, said sums being the following, to-wit:
The sum of \$46,500.00 with interest thereon at the rate of 12% per annum from January 15, 1984, until paid, together with late charges in the sum of \$334.88, together with accrued real property taxes in the sum of \$487.15, plus interest for 1982-83 and \$491.84, plus interest for 1983-84.
WHEREFORE, Notice hereby is given that the undersigned trustee will on March 12, 1985, 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 86.753 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 "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 the words "trustee" and "beneficiary" include their respective successors in interest, if any.
DATED October 8, 1984
/s/ D. L. HOOTS
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 and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
D. L. HOOTS, Attorney for said Trustee
1985 Jan 23 11:28 AM

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy