

# Affidavit of Publication

46118

STATE OF OREGON,  
COUNTY OF KLAMATH

Vol. M85 Page 2602

(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

#421-Trustee's Sale - Page

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

~~times~~ times ~~per~~ week ~~days~~ days  
(4 insertion s) in the following issue s: ---

December 9, 1984

December 16, 1984

December 23, 1984

December 30, 1984

Total Cost: \$372.40

Sarah L. Parsons

Subscribed and sworn to before me this 30  
day of December 19 84

[Signature]  
Notary Public of Oregon

My commission expires Jan 15 19 86

Return to:

GEORGE C. REINMILLER  
& ASSOCIATES  
ATTORNEYS AT LAW  
521 S.W. CLAY - SUITE 2000  
PORTLAND, OREGON 97201

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by EUGENE A. PAGE AND BEVERLY A. PAGE, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A., as First National Bank, as beneficiary, dated November 20, 1975, recorded January 19, 1976, in the mortgage records of Klamath County, Oregon, in volume No. M76 at page 249, covering the following described real property situated in said county and state:

PARCEL NO. 1:  
The Southeastly one-half of Lots 1 and 2, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:

Beginning at a point on the Northerly line of Lot 1, Block 4, said FIRST ADDITION, 55 feet in a Southeastly direction from the most Northerly corner of said Lot 1; thence continuing in a Southeastly direction along the Northerly line of Lot 1, 55 feet, more or less, to the most Easterly corner of said Lot 1; thence in a Southwestly direction along the Easterly line of Lot 1 and 2, 104 feet, more or less, to the most Southerly corner of Lot 2; thence in a Northwestly direction along the Southerly line of said Lot 2, 55 feet, more or less, to a point 55 feet in a Southeastly direction from the most Westerly corner of said Lot 2; thence in a Northeasterly direction 104 feet, more or less, to the place of beginning.

PARCEL NO. 2:  
The Southeastly one-half of Lot 3, Block 4, FIRST ADDITION to Klamath Falls, Oregon, more particularly described as follows, to-wit:  
Beginning at a point on the North easterly line of Lot 3, Block 4, said FIRST ADDITION, 55 feet in a Southeastly direction from the most Northerly corner of said Lot 3; thence continuing in a Southeastly direction along the Northerly line of said Lot 3, 55 feet, more or less, to the most Easterly corner of said Lot 3; thence in a Southwestly direction along the Easterly line of said Lot 3, 52 feet, more or less, to the most Southerly corner of said Lot 3; thence in a Northwestly direction along the Southerly line of said Lot 3, 55 feet, more or less, to the Easterly line of said Lot 3, 52 feet, more or less, to the point of beginning.

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 86.753(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 installments of \$163.35 each, commencing with the payment due May 1, 1984 and continuing each month until this trust deed is reinstated or goes to trustee's sale, plus all fees, costs and expenses associated with this

foreclosure sale, sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding and less the reserve account balance of \$304.59.

By reason of said default, the beneficiary has declared all sums owing on the obligation and payable, said sums being the following:

The sum of \$14,116.77 with interest thereon at the rate of 9.00% per annum from April 1, 1984, until paid, plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the pendency of this proceeding and less the reserve account balance of \$304.59.

WHEREFORE, notice hereby is given that the undersigned trustee will, on February 22, 1985, at the hour of 1:00 o'clock P.M. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front door 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 86.753 of Oregon Revised Statutes has the right at any time prior to five days before the trustee conducts the sale, 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 the principal as would not then 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 the 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 9, 1984  
GEORGE C. REINMILLER, Successor Trustee  
521 S.W. CLAY  
PORTLAND, OREGON 97201  
Feb 22 1985

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 21st day of February A.D. 19 85  
at 12:33 o'clock P M, and duly  
recorded in Vol. M85 of Mortgages  
Page 2602

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 5.00