

Affidavit of Publication

47753

STATE OF OREGON,

COUNTY OF KLAMATH

ss.

Vol. M85 Page 5386

(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

#641 - Trustee's Notice Of Sale

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

~~successive and consecutive week days~~
(4 insertion s) in the following issue s: March 10, 17, 24, 31, 1985

Lines: 117

Total Cost: \$305.92

Sarah L. Parsons

Subscribed and sworn to before me this 31st
day of March 19 85

Lita Bucka
Notary Public of Oregon

My commission expires Jan 15 1986

TRUSTEE'S NOTICE OF SALE
NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.715. No action is now pending to recover any part of the debt secured by the trust deed. Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Donald N. Gall
Trustee: Mountain Title Company
Successor Trustee: Daniel C. Thorndike
Beneficiary: Central Point State Bank

2. Property covered by trust deed:
A tract of land situated in the E 1/2 NE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of Tract 1085, COUNTRY GREEN, a duly recorded plat, said point being on the Southerly right of way line of All Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; said point being South 65°17'54" East 144.57 feet from the North 1/4 corner of said Section 13; thence Easterly along the Southerly line of said Tract 1085, COUNTRY GREEN, North 66°35'44" East 77.54 feet, along the arc of a curve to the left (radius 1230.00 feet, central angle 21°57'17") 88.13 feet; North 44°08'27" East 276.89 feet, South 65°17'54" East 20.00 feet, along the arc of a curve to the right (radius 280.00 feet, central angle 15°10'46") 74.18 feet; North 80°31'20" East 184.49 feet; North 12.08 feet; thence leaving said Southerly line, North 72°58'03" East 207.50 feet; thence North 89°29'13" East 100.00 feet; thence South 84°14'48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05°22'23" West 116.17 feet, along the arc of a curve to the left (radius 125.00 feet, central angle 49°30'10") 108.00 feet; South 44°07'47" East 165.75 feet along the arc of a curve to the right (radius 75.00 feet, central angle 73°27'34") 96.16 feet; South 29°19'42" West 344.20 feet; thence leaving said Westerly line, South 72°58'03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38°13'35" West 134.69 feet along the arc of a curve to the right (radius 285.00 feet, central angle 17°21'40") 86.36 feet; North 20°51'55" West 224.49 feet, along the arc of a curve to the right (radius 335.00 feet, central angle 37°46'05") 220.82 feet; North 16°54'10" East 27.02 feet to the point of beginning.

3. Trust deed was recorded on August 4, 1982, in Book M-82 on page 9983, records of Klamath County, Oregon.

4. Default for which foreclosure is made is the failure to pay the following: The sum of \$102,000 (one hundred two thousand dollars and no cents); together with interest thereon from July 29, 1982 until paid at a variable rate equal to 3% (three percent) over and above (in addition to) the highest prime lending rate as established from time to time by commercial banks situated in New York City and published in Wall Street Journal Daily under "Money Rates"; together with the sum of \$1,132.26 as late charges; together with the sum of \$6,651.06 as real property taxes paid by the beneficiary with interest thereon at the above stated rate from October 19, 1984 until paid; and together with the further sum of \$4,935.36 as additional unpaid real property taxes with interest thereon at the rate of 1% (one percent) per month from December 15, 1984 until paid.

5. The sum owing on the obligation secured by the trust deed is the full amount set forth in paragraph 4 above.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of Default was recorded on December 6, 1984, in Book M-84 on page 20466, records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on May 3, 1985, at 10:30 o'clock a.m., standard time as established by ORS 187.110, at the front steps of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, Oregon.

Interested persons are notified of the right under ORS 86.750 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees; and by curing any other default complained of in this Notice, at any time prior to five days before the date the successor trustee conducts the sale.
DATED this 4th day of March, 1984.
Daniel C. Thorndike, Trustee
7641-March 10, 17, 24, 31, 1985

STATE OF OREGON: COUNTY OF KLAMATH: ss

I hereby certify that the within instrument was received and filed for record on the 15th day of April A.D., 19 85 at 8:59 o'clock A M, and duly recorded in Vol M85, of Mortgages on page 5386.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

985 APR 15 AM 8 59
Ret. Blackhurst, Harvick, Haven & Brown
Attys @ Law
Suite 1, 129 W. Oakdale, Medford, Ore. 97501