

WS U Kennedy

Affidavit of Publication

49017

Vol. M85 Page 7620

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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

#440-Trustee's Sale - Kennedy

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

~~times~~ times ~~and~~ and ~~representative~~ representative ~~week~~ week ~~xx~~ day ~~xx~~

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

- December 19, 1984
- December 26, 1984
- January 2, 1985
- January 9, 1985

Total Cost: \$292.60

Sarah L. Parsons

Subscribed and sworn to before me this 9
day of January 1985

Lita Backa
Notary Public of Oregon

My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by CHARLES F. KENNEDY AND VIDA KENNEDY, as grantor, to D. L. Hoots, as trustee, in favor of Security Savings and Loan Association, Beneficial Interest assigned to American Savings and Loan Association by instrument recorded May 29, 1981, Book M-81 and Page 1443, as beneficiary, dated September 24, 1980, recorded September 5, 1980, in the mortgage records of Klamath County, Oregon, in book No. M-80 at page 14915, covering the following described real property situated in said county and state, to-wit:
Lot 4, GRACE PARK, in the County of Klamath, State of Oregon.
With 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 of \$499.70 each commencing with the payment due June 1, 1984, and commencing with the payment due August 1, 1984, payments increase to \$539.00 and continue each month until this trust deed is reinstated or goes to trustee's sale, plus accrued late charges of \$174.93 as of November 24, 1984 and further late charges of \$24.79 per month each delinquent payment after December 15, 1984, plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding and plus the reserve account deficit balance of \$157.44.
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:
The sum of \$46,700.22 with interest thereon at the rate of 12.25% per annum from May 1, 1984 until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding and plus the reserve account deficit balance of \$157.44.
WHEREFORE, notice hereby is given that the undersigned trustee will on May 24, 1985, at the hour of 1:00 o'clock P.M., Standard Time, as established by Section 86.110, Oregon Revised Statutes, at front door 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 86.733 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 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 of 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 obligations and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.733 of Oregon Revised Statutes.
Constructing 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 December 2, 1984
GEORGE C. REINMILLER Successor Trustee
SIS. W. CLAY
PORTLAND, OREGON 97201
M-380
M-380
M-380

Per: George C. Reinmiller & Assoc. Attys
541 S.W. Clay, Suite 2000
Portland, OR 97201
CH 5-80

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 22nd day of May A.D., 1985 at 11:50 o'clock A M,
and duly recorded in Vol M85, of Mortgages on page 7620.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK
by: Bon Smith, Deputy