

Affidavit of Publication

49604

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 185 Page 8541

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

#778-Trustee's Sale - The
Ponderosa of Klamath Ltd

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: April 29, 1985

May 6, 1985

May 13, 1985

May 20, 1985

Total Cost: \$212.80

Sarah L. Parsons

Subscribed and sworn to before me this 20
day of May 1985

Lita Backa
Notary Public of Oregon

My commission expires Jan 15 1986

Return to:

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

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
YOU ARE GIVEN NOTICE THAT THE
BENEFICIARY AND TRUSTEE HAVE
ELECTED TO SELL THE PROPERTY
DESCRIBED BELOW TO SATISFY THE
FOLLOWING DESCRIBED OBLIGATION:
1. The names of the Grantor, Trustee and
Beneficiary named in the subject Trust Deed
are:
a. Grantor: The Ponderosa of Klamath, Ltd.,
an Oregon Limited Partnership
b. Trustee: Klamath County Title Company
c. Beneficiary: Bruce C. Ross
2. The legal description of the property covered
by the subject Trust Deed is:
N½ NW¼ of Section 22, Township 39 South,
Range 8 East of Willamette Meridian, County
of Klamath, State of Oregon.
3. The Book, page number and the date the
subject Trust Deed was recorded in the
Mortgage Records of Klamath County, Oregon
are: Book: M-81; Page: 16830; Date: Sep-
tember 21, 1981.
4. The default for which the foreclosure is
made is the Grantor's failure to pay annual
installment in the sum of \$3,000.00 which was
due and payable on July 1, 1984 and Grantor's
failure to pay real property taxes and
assessments for the tax years 1983-84 and
1984-85 before any part of such taxes became
past due or delinquent.
5. The sum owing on the obligation secured by
the subject Trust Deed is the principal amount
of \$26,158.34 plus interest thereon at the rate of
10.0% per annum from July 11, 1983 until paid.
6. The Beneficiary and the Trustee have
elected to foreclose the above referenced Trust
Deed pursuant to the provisions of Oregon
Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above
described property at 10:20 A.M. on the 11th
day of June, 1985 at the front steps of the
Klamath County Courthouse, 300 block of Main
Street, Klamath Falls, Oregon.
8. Pursuant to ORS 86.753: the Grantor, the
Grantor's successor in interest to all or any
part of the above described property, any
beneficiary under a subordinate Trust Deed, or
any person having a subordinate lien or
encumbrance of record on the property; may
cure the default or defaults at any time prior to
five days before the above said date of sale by
paying the entire amount due at the time of
cure under the terms of the obligation, other
than such portion as would not then be due had
no default occurred. In addition, the person
affecting the cure shall pay all costs and
expenses actually incurred in enforcing the
obligation and Trust Deed, together with the
Trustee's and Attorney's fees specified in the
said statute.
In construing this instrument, 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 persons 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 this 6th day of February, 1985.
William M. Ganong
Successor Trustee
1151 Pine Street
Klamath Falls, OR 97601
(503)882-7228
#778-April 29, May 6, 13, 20, 1985