

# Affidavit of Publication

Vol. M85 Page 8548

49607

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

#773-Trustee's Sale - Maffioli

01 JUN 11 1985

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

~~consecutive and consecutive week or day~~

14 insertion(s) in the following issue(s):

01 April 29, 1985

01 May 6, 1985

85 May 13, 1985

May 20, 1985

Total Cost: \$226.12

Sarah L. Parsons

Subscribed and sworn to before me this 20  
day of May 19 85

Lita Bucka  
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: LOUIS FRANK MAFFIOLI and  
JOYCEE MAFFIOLI

b. Trustee: WILLIAM L. SISEMORE  
c. Beneficiary: Town and Country Mortgage  
and Investment Co., an Oregon Corporation

2. The legal description of the property covered  
by the subject Trust Deed is:

Tract 1 and the following described portion of  
Tract 2, in the County of Klamath, State of  
Oregon:

Beginning at a corner common to Tracts 1 and  
2 on the Westerly boundary of the secondary  
highway; thence in a Southerly direction 11  
feet; thence in a Westerly direction 128 feet to  
a point on the line between Tracts 1 and 2;  
thence Easterly along the line between Tracts 1  
and 2; to the point of beginning, all in  
IMPERIAL ACRES.

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: 8667; Dated: May 15,  
1981.

4. The default for which the foreclosure is  
made is the Grantor's failure to pay monthly  
installments of \$45.00 each which were due on  
November 15 and December 15, 1984 and  
January 15, 1985, plus late charges of \$2.50.

5. The sum owing on the obligation secured by  
the subject Trust Deed is the principal amount  
of \$3,000.00 plus interest thereon at the rate of  
18.0% per annum from October 15, 1984 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 10:00 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 29th day of January, 1985.

William M. Ganong  
Successor Trustee  
1151 Pine Street  
Klamath Falls, OR 97601  
(503) 882-7228  
#773-April 29, May 6, 13, 20, 1985

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 10th day of June A.D. 19 85  
at 9:06 o'clock A M, and duly  
recorded in Vol. M85 of Mortgages  
8548

Page

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee \$5.00