

Affidavit of Publication

Vol M85 Page 11380

51221

STATE OF OREGON,
COUNTY OF KLAMATH

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

#813 - Trustee's Notice of Sale -

Brian D. and Paula J. Y.

King.

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

~~successive consecutive weeks or days,~~

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

May 8, 1985

May 15, 1985

May 22, 1985

May 29, 1985

Total Cost: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 29
day of May 19 85

[Signature]
Notary Public of Oregon

My commission expires Jan 15 86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of July A.D., 19 85 at 11:34 o'clock A M., and duly recorded in Vol. M85
of Mortgages on Page 11380

By Evelyn Biehn,
County Clerk

FEE \$5.00

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by BRIAN D. KING AND PAULA J. Y. KING, as grantors to Mountain Title Company, as trustee in favor of First Interstate Bank of Oregon, N.A., a First National Bank, as beneficiary, dated August 3, 1979, recorded August 3, 1979, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. 179 at page 180, covering the following described real property situated in said county and state, to-wit:
Lots 6 and 27, and vacated alley between said lots in Roselawn Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
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 86.735(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 \$316.08 each commencing with the payment due August 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; all 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 \$106.97.
By reason of said default the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable the sum of \$34,807.06 with interest thereon at the rate of 10.0% per annum from July 1, 1985 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 less the reserve account balance of \$106.97.
WHEREFORE, notice hereby is given that the undersigned trustee will on July 19, 1985, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 107.110, 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 86.753 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 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 trustee's and attorney's fees not exceeding the amounts provided by said Section 86.753 of Oregon Revised Statutes.
In constituting this notice, the masculine gender includes the feminine and 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 said trustee's successors in interest.
DATED January 15, 1985
GEORGE C. REINHOLDEN
Successor Trustee
226 1st St.
Klamath Falls, OR 97603

504 Ret. George C. Reinholden & Assoc.
521 S.W. 3rd, Portland, Or 97201
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