

51847

Vol. M85 Page 12468

Affidavit of Publication

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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#819 - Trustee's Notice of Sale -

Frank W. Branlund

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: —May 9, 1985May 16, 1985May 23, 1985May 30, 1985Total Cost: \$252.72Sarah L. ParsonsSubscribed and sworn to before me this 30
day of May 1985Sara Becka
Notary Public of OregonMy commission expires Jan. 15 1986RETURN: SUMMERS & SCHWINDT
223 W. LOCUST ST.
STAYTON, OR 97383
ATTN: STEVEN R. SUMMERS

MTP-14522

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by FRANK W. BRANLUND, as grantor, to Mountain Title Company, Inc., as trustee, in favor of Joy D. Bradford now Joy D. Russo, as beneficiary, dated December 24, 1983, recorded February 24, 1984, in the mortgage records of Klamath County, Oregon, in volume No. M84 at page 2928, covering the following described real property situated in said county and state, to-wit:

The NW 1/4 of Section 31, Township 35 South, Range 12 East of the Willamette Meridian, 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 in the amount of \$277.52 due for the months of September 1984, October 1984, November 1984, December 1984 and January 1985 and thereafter.

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:

\$20,369.00 plus interest from August 24, 1984 at the rate of 10% per annum plus foreclosure fees.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 14, 1985, at the hour of 2:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Klamath County Court House front steps 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 construing 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 April 2, 1985

Steven Schwindt

Successor Trustee

State of Oregon, County of Marion ss:

I, the undersigned, certify that I am the attorney or one of the attorney's for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Steven R. Summers

Attorney for said Trustee

#819-May 9, 16, 23, 30, 1985

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of August A.D., 19 85
at 11:47 o'clock A M. and duly recorded
in Vol. M85 of Mortgages Page 12468Evelyn Biehn, County Clerk
By Am Smith

Deputy.

Fee, \$5.00