

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 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

#064-Trustee's Sale-McCormack

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

~~successive work consecutive weeks~~
(4 insertion s) in the following issue s: —

- July 25, 1985
- Aug. 1, 1985
- Aug. 8, 1985
- Aug. 15, 1985

Total Cost: \$279.32

Sarah L. Parsons

Subscribed and sworn to before me this 15 day of August 1985

[Signature]
Notary Public of Oregon
My commission expires Jan 15 86

(COPY OF NOTICE TO BE PASTED HERE)

ASPEN 28570
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by MICHAEL C. MCCORMACK, a single man, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of WELLS FARGO REALTY SERVICES, INC., a California Corporation, as beneficiary, dated March 27, 1979, recorded June 7, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 13361, covering the following described real property situated in said county and state, to-wit:
Lot 19, Block 40, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of 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 principal and interest due for the months of October, November, December of 1984 and January, February, March and April of 1985 in the amounts of \$48.82 each; and subsequent installments of like amounts; and subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.
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:
\$4,724.51 plus interest and late charges, thereon from September 20, 1984, at the rate of EIGHT AND ONE HALF (8 1/2) PERCENT PER ANNUM until paid and all sums expended by the beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 3, 1985 at the hour of 10:00 o'clock P.M. Standard Time, as established by Section 207.110, Oregon Revised Statutes, at ASPEN TITLE ESCROW, INC., 600 Main Street 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 hereof 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 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 then be due had no default occurred) plus any other default complained of herein that is capable of being cured by the beneficiary's performance required under the obligations of the 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 the 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 word singular includes the plural. The word "grantor" includes any successor in interest in the real property described in the said trust deed and the beneficiary's successors in interest if any.
DATED this 15th day of August, 1985, at Klamath Falls, Oregon, I, ASPEN TITLE ESCROW, INC. By Andrew A. Pathman, Successor Trustee, do hereby certify that I am the undersigned, duly qualified Assistant Secretary of the said trustee and that the foregoing is a true and exact copy of the original notice of sale.
ASPEN TITLE ESCROW, INC.
1985 July 25 Aug. 1 & 15, 1985

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 3rd day of Sept. A.D., 19 85
at 3:44 o'clock P M. and duly recorded
in Vol. M85 of Mortgages Page 14046

Evelyn Biehn, County Clerk
By Ram Smith
Deputy.

Fee, \$5.00

85 SEP 3 PM 3 44

RET: ATC