

52893

Affidavit of Publication

Vol. m85 Page 14247

**STATE OF OREGON,
COUNTY OF KLAMATH**

1, 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 _____

#034-Trustee's Sale Young

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

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

July 12, 1985

July 19, 1985

July 26, 1985

August 2, 1985

Total Cost: \$399.00

Sarah L. Parsons

Subscribed and sworn to before me this 2
day of August 1985

[Signature]
Notary Public of Oregon

My commission expires 2/22/79 1979

TRUSTEES TRUST OF SAU

reference to "Trustee's Trust of Sau" as herein defined, and the said title CO. as trustee under said EASEMENT INVERTENT COMPANY, executed dated April 14, 1907, between said parties, the recorded records of Klamath County, Oregon, in Volume No. 142, Page 641, Reel 818, registered in the Recorder's Office covering the following described property situated in said county and section:

The following described real property situated in Klamath County, Oregon:

A piece of land located in the E1/2SE1/4NW1/4 Section 22, Township 34 north, Range 5 East, the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 of Section 22; thence N. 69°W 25' E. along the East boundary of the NW1/4, 333.1 feet; thence N. 53°23' W. 448.16 to the true point of beginning of this description; thence S. 69°W 22' W. 753.2 feet to the West boundary of the E1/2SE1/4NW1/4; thence N. 00°20' E.; along the West boundary of the E1/2SE1/4NW1/4, 1035.17 feet; thence Southwesterly 85.40 feet along the arc of a circle of radius 1035.17 feet to the intersection of the line of bearing S. 69°W 22' W. Klamath County, Oregon, E. 170.41 feet; thence Southwesterly 18.52 feet along the arc of a 548.90 foot radius curve to the right (Long chord = S. 45°09'17" E. 187.40 feet); thence S. 32°09'31" E. 212.61 feet; thence Southwesterly 225.54 feet along the arc of a 409.35 foot radius curve to the left (Long chord = S. 42°58'54" E. 224.28 feet) to the true point of beginning.

ALSO: An easement thirty feet in width, measured at right angles measured in Section 22, T. 34 N. R. 5 E. W. 1/4, Klamath County, Oregon, to which the centerline is more particularly described as follows:

Beginning at a point on the Northwesterly right of way line of said certain county road known as "Old Ford Road," from which the center quarter corner of said Section 22 bears North 84°26'00" West, 1041.44 feet; thence from said Point of Beginning, North 50°33'34" West 9.34 feet; thence along the arc of a 600.00 foot radius curve to the left (Delta 17°49'57" Long chord = North 30°05'00" West, 256.35 feet; 257.39 feet; thence North 67°59'27" West, 44.34 feet; thence along the arc of a 600.00 foot radius curve to the right (Delta 34°59'19" Long chord = North 6°20'48" West, 97.51 feet; 97.58 feet; thence North 60°51'08" West, 317.03 feet; thence along the arc of a 1483.00 foot radius curve to the right (Delta 17°49'57" Long chord = North 50°33'34" West, 378.40 feet; 178.59 feet; thence North 33°22'34" West, 303.39 feet to a point on the East line of the E1/2SE1/4NW1/4 of said Section 22; and the end of this easement, said point being further described as being North 60°51'08" East 323.45 feet from said center quarter corner of Section 22.

Both the beneficiary and the trustee have placed on and in the said real property to satisfy the terms of said deed and trust deed and the same has been recorded pursuant to the provisions of the Statute of Oregon, Chapter 100, Section 100-100, and the same is hereby acknowledged by the undersigned:

of the said trust, and monthly payments of \$100.00, commencing November 1, 1964, to November 1, 1965, January 1, 1966, February 1, 1967, March 1, 1968, April 1, 1969, and all monthly payments due thereafter. Failure to pay sums for the years 1968-69 of \$13.75, 1969-70 of \$27.50, 1970-71 of \$112.50, 1971-72 of \$112.50, and 1972-73 of \$112.50, plus penalties and interest.

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:

\$1,454.25 plus interest at the rate of 21.5% from November 1, 1964, until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1965, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 47.119, Oregon Revised Statutes, at Front steps of Klamath County Courthouse, 316 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 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 66.753 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 66.753 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 24th, 1965

Timothy A. Bailey
Successor Trustee

1964-July 12, 19, 26, Aug. 2, 1965

STATE OF OREGON,
County of Klamath SS

Filed for record at request of:

on this 6th day of September A.D., 1985
at 9:32 o'clock A M. and duly recorded
in Vol. M85 of Mortgages Page 14247
Evelyn Biehn, County Clerk
By *Ron Smith* Deputy.
Fee \$5.00

AFTER RECORDING, RETURN TO:

CRANE & BAILEY
ATTORNEYS AT LAW
540 MAIN STREET
KLAMATH FALLS, OREGON 97601