

Affidavit of Publication

53056

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M85 Page 14492

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

#060-Trustee's Sale-Schmitz

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

~~successive and consecutive weeks and days~~

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

July 23, 1985

July 30, 1985

Aug. 6, 1985

Aug. 13, 1985

Total Cost: \$226.12

Sarah L. Parsons

Subscribed and sworn to before me this 13
day of August 19 85

Leta Backa
Notary Public of Oregon

My commission expires Jan 15 19 86

WILLIAM L. SISEMOR
Attorney at Law
541 Main Street
Klamath Falls, OR 97601

TRUSTEE'S NOTICE OF SALE (PASTED HERE)
Reference is made to a certain Trust Deed, recorded in the County of Klamath, Oregon, in the public records of said county, Oregon, in volume No. M83 at page 2089, covering the following described real property situated in said county and state, to-wit:
A tract of land situated in the NE 1/4 of the SW 1/4 of Section 27, Township 31 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a point on the West line of said NE 1/4 of the SW 1/4, said point being South 69° 30' East 131.48 feet and South 69° 17' 36" East 51.14 feet from the West corner of said Section 27, thence South 00° 17' 40" West along the West line of said NE 1/4 of the SW 1/4 312.83 feet, thence North 73° 20' 20" East 132.38 feet, thence North 16° 32' 40" West 300.00 feet, thence South 73° 20' 20" West 114.91 feet to the point of beginning.
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 84.73(2) of Oregon Revised Statutes, the default for which the foreclosure is made is grantor's failure to pay when due the following sums:
\$73.00 due on January 28, 1985 and a like amount due on the 7th day of each month thereafter; and failure to pay trust property taxes.
By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following to-wit: \$226.12, plus interest and late charges.
WHEREFORE, notice hereby is given that the undersigned trustee will on September 10, 1985, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, 51 Room 204, 500 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 has 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 said sale including a reasonable charge by the trustee. Notice is further given that any person named in Section 84.70 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to this date before the date set for said sale.
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; the words "trustee" and "beneficiary" include their respective successors in interest if any.
DATED May 3, 1985
William L. Siseamor
Trustee

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 9th day of September A.D., 19 85
at 2:45 o'clock P M. and duly recorded
in Vol. M85 of Mortgages Page 14492

Evelyn Biehn, County Clerk
By Pam Smith

Fee, \$5.00

Deputy.