

54160 Affidavit of Publication

Vol. M85 Page 16320

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

#174 Trustees Sale-Cope

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

~~successive~~ consecutive ~~times~~ times ~~at~~ at ~~one~~ one ~~day~~ day

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

Aug. 28, 1985

Sept. 4, 1985

Sept. 11, 1985

Sept. 18, 1985

Total Cost: \$305.92

Sarah L. Parsons

Subscribed and sworn to before me this 18
day of September 19 85

Notary Public of Oregon

My commission expires Jan 15 1986

after recording, return to:

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

Trustee's Notice of Sale
Reference is made to that certain trust deed made, executed and delivered by DOUGLAS A. COPE and MARIAM S. COPE, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, to secure certain obligations in favor of UNITED STATES NATIONAL BANK OF OREGON, as beneficiary, dated June 8, 1978, recorded June 19, 1978, in Book M-78 of page 12797 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit: Lots 4 and 5, in Block 18, Buena Vista Addition to the City of Klamath Falls, 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 to foreclose said deed by advertisement and sale; the default for which the foreclosure is made is grantor's failure to pay when due the following sums owing on said obligations, which sums are now past due, owing and delinquent:
The monthly installment of \$336.00 due on December 3, 1983, plus a late charge of \$5.00 per month and all monthly installments of \$344.00 commencing January 1, 1984, plus a late charge of \$5.00 per month on the month of January, 1984 and each month thereafter.
By reason of said default the beneficiary has declared the entire unpaid balance of all obligations secured by said trust deed together with the interest thereon, immediately due, owing and payable, said sums being the following, to-wit:
An unpaid principal balance of \$25,518.67 plus accrued interest of \$4,463.48 through May 15, 1985 plus interest in the amount of \$8.39 per day, each day after May 15, 1985, plus the costs of property maintenance to date in the amount of \$71.25, plus the cost of H.P. Insurance to date in the amount of \$217.5 plus \$7.25 each month thereafter and \$194.00 for a foreclosure report; for a total of \$30,269.15 as of May 15, 1985, with interest accruing at the rate of \$8.39 per day thereafter; A notice of default and election to sell and to foreclose was duly recorded May 23, 1985 in Book M-85 of page 1665 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE HEREBY IS GIVEN That the undersigned trustee will on Wednesday, the 9th day of October, 1985, at the hour of 11:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps 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 86.760 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 at any time prior to five days before the date set for said sale.
In construing this notice and whenever the context hereof so requires, 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 their successors in interest; the word "trustee" includes any successor trustee and the word "beneficiary" includes any successor in interest of the beneficiary named in the trust deed.
Dated at Klamath Falls, Oregon, May 23, 1985.
Robert F. L. Trotman, Trustee
State of Oregon, County of Klamath, ss:
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee; that I have carefully compared the foregoing copy of trustee's notice of sale with the original thereof and that the foregoing is a true, correct and exact copy of the original.
Trustee's notice of sale and of the whole hereof.
Dated at Klamath Falls, Oregon, this 22nd day of May 1985.
Robert F. L. Trotman
Attorney for said Trustee
#174 Aug. 28, Sept. 4, 11, 18, 1985

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 8th day of October A.D., 19 85
at 3:55 o'clock P M. and duly recorded
in Vol. M85 of Mortgages Page 16320
Evelyn Biehn
County Clerk

Fee, \$5.00

Deputy.