

54173

Affidavit of Publication

Vol. M85 Page 16339STATE 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#175 Trustees Sale-Clementa printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~successive and consecutive week s days~~(4 insertion s) in the following issue s: —Aug. 28, 1985Sept. 4, 1985Sept. 11, 1985Sept. 18, 1985

Total Cost: \$292.60

Sarah L. ParsonsSubscribed and sworn to before me this 18
day of September 1985[Signature]

Notary Public of Oregon

My commission expires Jan 15 1986

Trustee's Notice of Sale
Reference is made to that certain trust deed made, executed and delivered by JEFFREY L. CLEMENT and KAREN D. CLEMENT, as grantors, to MOUNTAIN TITLE COMPANY, as trustee, to secure certain obligations in favor of UNITED STATES NATIONAL BANK OF OREGON, as beneficiary, dated May 14, 1979, recorded June 13, 1979, in Book M-79 at page 13974 of the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

The North 40 feet of Lots 464 and 465 of Block 121, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof, on file in the office of the County Clerk of 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 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 payment of \$292.00 due October 1, 1984, and a like payment of \$292.00 due on the first day of each month after October 1, 1984, up to the present time; and failure to pay monthly late charge of \$4.65 each month.

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 \$25,123.95 as of October 1, 1984, and accrued interest at the rate of 7 1/4% per annum in the amount of \$1,162.67 as of May 22, 1985, and \$4.99 per day thereafter, accrued and unpaid late charges of \$5.25; \$8.75 for property inspections and \$194.00 for a foreclosure report for a total of \$26,300.62 as of May 22, 1985 plus interest at the rate of \$4.99 per day each day thereafter.

A notice of default and election to sell and to foreclose was duly recorded May 23, 1985, in Book M-85 at page 7669 of said mortgage records, reference thereto hereby being expressly made. WHEREFORE, NOTICE

HEREBY IS GIVEN that the undersigned

trustee will on Wednesday, the 28th day of October, 1985, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front steps of the 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 22, 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 thereof.

Dated at Klamath Falls, Oregon, this 22nd day of May, 1985.

Robert F. L. Trotman

Attorney for said Trustee

175 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 4:06 o'clock P M. and duly recorded
in Vol. M85 of Mortgages Page 16339

Evelyn Biehn

County Clerk

By

[Signature]

Fee, \$5.00

Deputy.

after recording, return to:

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