

59792

## Affidavit of Publication

Vol. M80 Page 5452STATE OF OREGON,  
COUNTY OF KLAMATH

(COPY OF NOTICE TO BE PASTED HERE)

I, Sarah L. Parsons, Office  
Manager  
being first duly sworn, depose and say thatI 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 thea printed copy of which is hereto annexed,  
was published in the entire issue of said  
newspaper for four(insertion) in the following issue: ---Jan. 23, 1986Jan. 30, 1986Feb. 6, 1986Feb. 13, 1986Total cost: \$244.00Sarah L. ParsonsSubscribed and sworn to before me this 13  
day of February, 1986Kate Decker  
Notary Public of OregonMy commission expires Jan 15 90

**TRUSTEES NOTICE OF SALE**

Whereas notice is given that certain trust deed recorded by William L. Swanson, an unmarried person, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Pacific Telephone Company, as beneficiary, dated November 1, 1985, recorded November 1, 1985 in Book No. M-78 at page 26017, covering the following described real property located in said county and state, to-wit:

The Northwesterly 1/2 of Lots 7 and 8 in Block 61 of Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of America for canal purposes by Instrument dated April 23, 1906, recorded May 1, 1906 in Book 20 at page 80 Deed Records 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 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:

Delinquent monthly installments of \$358.00 each due June 1, 1985 through November 1, 1985 plus late charges of \$14.32 each due June 16, 1985 through October 16, 1985.

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:

Unpaid principal balance of \$21,464.88, plus interest thereon at the rate of 9.5% per annum from May 1, 1985 until paid, and late charges of \$113.77 less a reserve amount of \$193.77.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 1, 1986, at the hour of 9:30 o'clock, A.M. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the 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, all of 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 86.753 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 86.753 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 having an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest.

DATED November 1, 1985.

William Larkins, Jr.  
Trustee

William Larkins, Jr.  
2300 First Interstate Tower  
Portland, Oregon 97201

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 2nd day of April A.D., 19 86  
at 1:43 o'clock P.M. and duly recorded  
in Vol. M86 of Mrges. Page 5452  
Evelyn Biehn, County Clerk  
By Kam Smith  
Deputy.

Fee, \$5.00

Return to:  
William Larkins, Jr.  
2300 First Interstate Tower  
Portland, Or. 97201