

mtc 15736
Affidavit of Publication

59801

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M86 Page 5479

(COPY OF NOTICE TO BE PASTED HERE)

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

Real Estate Sale-Notice

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

~~times~~ insertions in the following issues:

Mar. 4, 1986
Mar. 11, 1986
Mar. 18, 1986
Mar. 25, 1986

Total Cost: \$241.12

Sarah L. Parsons

Subscribed and sworn to before me this 25
day of April 1986

[Signature]
Notary Public of Oregon

My commission expires 1986-10-12

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ELDEN R. KOLLMAR and CARIE D. KOLLMAR, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, a trustee, in favor of PEOPLES MORTGAGE COMPANY, a Washington Corporation, as beneficiary, dated March 31, 1983, recorded April 7, 1983, in the mortgage records of Klamath County, Oregon, in volume No. M83 at page 5221, covering the following described real property, situated in said county and state, to-wit:

The West 1/2 of Lot 15, Block 2, BRYANT TRACTS, VO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The beneficial interest under said Deed of Trust was assigned to ICA Mortgage Corporation, a California corporation, by Assignment recorded October 10, 1984, in Volume M84, Page 17456.

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 84.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of \$537.00 each for the months of August through November, 1985, plus late charges in the amount of \$21.48 each for the months of August through November, 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, and sums being the following: to-wit: Principal amount of \$41,000.00, together with interest thereon at the rate of 12% per annum from July 1, 1985, plus late charges of \$21.48.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 22, 1986, at the hour of 10:00 o'clock A.M. Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the main door 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 84.753 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 84.753 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 word "trustee" and "trustees" includes all persons who are or may be trustees of the trust.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 2nd day of April A.D., 19 86
at 3:36 o'clock P M. and duly recorded
in Vol. M86 of Mtges. Page 5479
Evelyn Biehm, County Clerk
By [Signature]

Fee, \$5.00 Deputy.

William S. Wiloy
GLEAVES SWEARINGEN
LARSEN & POTTER
ATTORNEYS AT LAW
P. O. BOX 1447
EUGENE, OREGON 97440

Return to:
William S. Wiloy
Attorney at Law
P.O. Box 1447
Eugene, OR 97440