

59977 Affidavit of Publication

Vol. M86 Page 5769STATE 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~~XXXXXX~~ (4 insertion s) in the following issue s: —Feb. 16, 1986Feb. 23, 1986Mar. 2, 1986Mar. 9, 1986

Total Cost: \$279.32

Sarah L. ParsonsSubscribed and sworn to before me this 7
day of March 1986Lita Lucka
Notary Public of OregonMy commission expires Jan 15 1987

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by David R. Warrenburg and Susan C. Warrenburg, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, N.A. (aka First Nat'l Bank of Oregon), as beneficiary, dated June 24, 1979, recorded June 15, 1979, in the mortgage records of Klamath County, Oregon, in book No. M-79 at page 14167; fee/file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit: Lot 12 EXCEPTING THEREFROM the Eastern 31 feet BURNSDALE, in the County of Klamath, State of Oregon. (3820 Sturdivant Avenue - Klamath Falls OR 97601)

Beneficial interest assigned to Housing Division, Department of Commerce, State of Oregon by instrument recorded July 30, 1979 as Book M-79, Page 18058, Klamath County Records.

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 86.753 (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 installments of \$309.55 each, commencing with the payment due January 1, 1985 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the deficit reserve account balance of \$171.94. 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: The sum of \$31,404.75 with interest thereon at the rate of 7.25% per annum from December 1, 1984, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the deficit reserve account balance of \$171.94.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 11, 1986, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at front door - 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 86.753 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 owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED November 1, 1985
GEORGE C. REINMILLER - Successor Trustee
521 SW Clay, Suite 2000
Portland, OR 97201
503-226-3607
#543 Feb. 16, 23, Mar. 2, 9, 1986

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 8th day of April A.D., 19 86
at 11:19 o'clock A M. and duly recorded
in Vol. M86 of Mtges. Page 5769

Evelyn Biehn, County Clerk

By Ann Smith

Deputy.

Fee, \$5.00

RETURN TO:

GEORGE C. REINMILLER
& ASSOCIATES
ATTORNEYS AT LAW
521 S.W. CLAY SUITE 2000
PORTLAND OREGON 97201