

Affidavit of Publication

59980

Vol. M86 Page 5774STATE 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 XXXX XXXX XXXX XXXX XXXX XXXX~~

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

Feb. 16, 1986Feb. 23, 1986Mar. 2, 1986Mar. 9, 1986

Total Cost: \$266.00

Sarah L. ParsonsSubscribed and sworn to before me this ()
day of March 1986Rita Backs
Notary Public of OregonMy commission expires Jan 15 90

1. TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed
made by Richard C. Jorgusen and Vickie L.
Jorgusen, husband and wife, as grantor, to D. L.
Hoots, as trustee, in favor of Security Savings
and Loan Association, as beneficiary, dated
December 4, 1978; recorded December 5, 1978, in
the mortgage records of Klamath County,
Oregon, in volume No. M-78 at page 27319, fee/
file/instrument/microfilm/reception No.
covering the following described real property
situated in said county and state, to-wit:
Lot 19, Block 14, FIRST ADDITION TO
GATEWOOD, in the County of Klamath, State of
Oregon, (4995 Southview Drive Klamath Falls OR
97601)

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: Monthly installments of \$578.61 each,
commencing with the payment due July 1, 1985
and continuing each month until this trust deed
is reinstated or goes to Trustee's sale; plus ac-
crued late charges of \$46.32 as of November 12,
1985 and further late charges of \$7.72 on each
delinquent payment thereafter; plus all fees,
costs and expenses associated with this fore-
closure, 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 \$1007.81.
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 \$39,900.24 with interest thereon at the
rate of 10.50% per annum from June 1, 1985, 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
\$1007.81.

WHEREFORE, notice hereby is given that the
undersigned trustee will on April 11, 1986, at the
hour of 1:05 o'clock P.M., Standard Time, as
established by Section 187.110, Oregon Revised
Statutes, at front door - Klamath County Cour-
thouse 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 ex-
ecution by him of the said trust deed, together
with any interest which the grantor or his suc-
cessors 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 actual-
ly incurred in enforcing the obligation and trust
deed, together with trustee's and attorney's fees
not exceeding the amounts provided by said Sec-
tion 86.753 of Oregon Revised Statutes.

In construing this notice, the masculine gender
includes the feminine and the neuter, the singu-
lar includes the plural, the word "grantor" in-
cludes 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 suc-
cessors in interest, if any.
DATED November 16, 1985
GEORGE C. REINMILLER, Successor Trustee
521 SW CLAY, Suite 2000
Portland, OR 97201-4111
503-226-3607
#544 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 Mrges. Page 5774Evelyn Biehn, County Clerk
By Rita Backs

Fee. \$5.00

Deputy.

RETURN TO:

GEORGE C. REINMILLER
& ASSOCIATES
ATTORNEYS AT LAW
521 SW CLAY - SUITE 2000
PORTLAND, OREGON 97201