

Affidavit of Publication

60170

Vol. M86 Page 6224

STATE 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 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

#445 Trustees Sale-Danforth

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

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

Jan. 3, 1986

Jan. 10, 1986

Jan. 17, 1986

Jan. 24, 1986

Total Cost: \$246.00

Sarah L. Parsons

Subscribed and sworn to before me this 24
day of January 1986

Notary Public of Oregon

My commission expires Jan 15 86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of April A.D., 19 86 at 8:58 o'clock A M., and duly recorded in Vol. M86
of Mortgages on Page 6224

FEE \$5.00

Evelyn Biehn, County Clerk
By Sam Smith

CORRECTED
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by JOEL A. DANFORTH AND IDA N. DANFORTH, as grantor, to STEVEN P. COUCH, as trustee, in favor of BERNICE E. MABEY, as beneficiary, dated August 24, 1979, recorded August 24, 1979, in the mortgage records of Klamath County, Oregon, in book/red volume No. M72 of page 2045, free/file/instrument/microfilm/reception No. 72908, covering the following described real property situated in said county and state, to-wit:
LOTS 10 and 11, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 77, in the County of Klamath, State of 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:
\$300.00 due on the 20th day of September, 1984 and like amount due on the 20th day of each month thereafter.
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:
\$51,340.26, plus interest on the sum of \$46,095.78 at the rate of Ten Percent (10%) per annum from September 14, 1984, plus Trustee's fees, attorney's fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said Trust Deed.
WHEREFORE, notice hereby is given that the undersigned trustee will, on April 14, 1986, at the hour of 1:00 o'clock, P.M., Standard Time, as established by Section 187.110 of Oregon Revised Statutes, at 601 Main Street, Suite 210 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 for 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 December 24, 1985
NEAL G. BUCHANAN
Successor 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 and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
Neal G. Buchanan
Attorney for said Trustee
#445 Jan. 3, 10, 17, 24, 1986

Ret. Neal G. Buchanan - 1985
601 Main St. #210
Klamath Falls, OR
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