

62553

Affidavit of Publication

Pd 6/12/86
Ch. 1973
\$261.16

STATE OF OREGON,

COUNTY OF KLAMATH

ss.

Vol. M86 Page 10344

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

a. Grantor: John R. Reynolds and Debi Reynolds
b. Trustee: Mountain Title Co.

c. Beneficiary: James H. Hunter

2. The legal description of the property covered by the subject Trust Deed is:

Tract 29 of Bailey Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M-84; Page: 16342; Dated: September 21, 1984.

4. The default for which the foreclosure is made is the Grantor's failure to pay when due installment payments of \$418.42 each month which were due on December 1, 1985 and January 1 and February 1, 1986; and failure to pay when due real property taxes for years 1984-1985 and 1985-1986.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$51,722.24 plus interest thereon at the rate of 9.0% per annum from November 1, 1985 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 A.M. on the 13th day of June, 1986 at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753; the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or

defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons owing an obligation, the performance of which is secured by said Trust Deed, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

Dated this 7th day of February, 1985.

William M. Ganong
Successor Trustee
1151 Pine Street
Klamath Falls, OR 97601
(503) 882-7228

#779 May 2, 9, 16, 23, 1986.

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

#779 Trustee's Notice - formal

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four

~~successive and consecutive weeks~~

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

May 2, 1986

May 9, 1986

May 16, 1986

May 23, 1986

Total Cost: \$212.16

Sarah L. Parsons

Subscribed and sworn to before me this 23

day of May 1986

Lita Becker
Notary Public of Oregon

My commission expires Jan 15 90

Return to:

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 13th day of June A.D. 19 86
at 10:02 o'clock A.M. and duly recorded
in Vol. M86 of Mrges. Page 10344

Evelyn Biehn, County Clerk
By William M. Ganong

Fee, \$5.00

Deputy.

WILLIAM M. GANONG
ATTORNEY AT LAW
1151 PINE STREET
KLAMATH FALLS, OR 97601