

63590 Affidavit of Publication

Vol. 1186 Page 12216

STATE 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 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

#850 Trustee's Sale Reynolds

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

~~times~~ insertions in the following issue s: —

May 21, 1986

May 28, 1986

June 4, 1986

June 11, 1986

Total Cost: \$269.28

Sarah L. Parsons

Subscribed and sworn to before me this 11
day of June 1986

[Signature]
Notary Public of Oregon

My commission expires June 15, 1991

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by John R. Reynolds and Deborah A. Reynolds, husband and wife, as grantor, to Frontier Title & Escrow Co., as trustee, in favor of Amfac Mortgage Corporation, as beneficiary, dated August 1, 1980, recorded August 13, 1980, in the mortgage records of Klamath County, Oregon, in No. M80 at page 15284, covering the following described real property situated in said county and state, to wit:
Lots 13 and 14, Block 27, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:
The monthly installments of principal, interest and other charges of \$294.97 due on May 1, 1985 and on the first day of each month thereafter, a late charge of \$11.76 on the May 1, 1985 installment and on each subsequent installment delinquent more than fifteen days, plus the costs, expenses, trustee's fees and attorney's fees actually incurred by the Beneficiary in enforcing the terms of the obligation.
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 principal sum of \$28,257.93 with interest thereon at the rate of 9.25% per annum from April 1, 1985, less any reserves, plus late charges now amounting to \$117.60, plus the costs, expenses, trustee's fees and attorney's fees incurred by the Beneficiary in enforcing the terms of the obligation.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 1, 1986, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Front Steps, 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 ORS 86.753 has the right, at any time prior to five days before the date last set for 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 ORS 86.753.

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 February 25, 1986
O. Meredith Wilson, Jr.

Successor Trustee
State of Oregon, County of Multnomah 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.
Clark Whitmore
Attorney for said Trustee
#850 May 21, 28, June 4, 11, 1986

Return To:
O. Meredith Wilson, Jr.
520 SW Yamhill, Ste 800
Portland, OR 97204

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 11th day
of July A.D., 19 86 at 3:37 o'clock P.M., and duly recorded in Vol. 1186
of Mortgages on Page 12216
Evelyn Biéhn County Clerk