

Wilmette Siringo v. Kaminski

64737

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M86 Page 14285

(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

#967 Trustees Notice - Kaminski

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:

June 19, 1986

June 26, 1986

July 3, 1986

July 10, 1986

Total Cost: \$272.00

Sarah L. Parsons

Subscribed and sworn to before me this 10
day of June 1986

[Signature]
Notary Public of Oregon

My commission expires Jan 15 90

RETURN TO:

GEORGE C. REH MILLER
& ASSOCIATES
ATTORNEYS AT LAW
521 S.W. OLIVE - SUITE 2000
PORTLAND, OREGON 97201

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 13th day of August A.D., 19 86
at 11:35 o'clock A M. and duly recorded
in Vol. m86 of Mees. Page 14285

Evelyn Biehn, County Clerk

By [Signature]

Fee, \$5.00

Deputy.

NOTICE OF SALE
WHEREAS it came to the attention of the undersigned trustee that certain trust deed made by JOSEPH AL. KAMINSKI, as grantor, to Transamerica Title Insurance Company, as trustee in favor of Jackson County Federal Savings & Loan Association, as beneficiary, dated August 17, 1983, recorded August 18, 1983, in the mortgage records of Klamath County, Oregon, in book No. M-83 at page 1291, Instrument No. 27140, covering the following described real property situated in said county and state, to-wit:
The Eastern 1/2 of Section 34, Block 34, HILLSIDE ADDITION TO THE City of Klamath Falls, in the County of Klamath, State of Oregon, (1726 Crescent Avenue - 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 Oregon Revised Statutes 86.73(1); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments of \$481.00 each, commencing with the payment due September 1, 1985 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$77.90 as of February 18, 1986 and further late charges of \$15.57 on each delinquent payment thereafter; 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 deficiency amount of \$161.11.
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 including the following, to-wit:
The sum of \$1,238.48 with interest thereon at the rate of 12% per annum from August 1, 1985, to the date of payment; 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 deficiency amount of \$161.11.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 15, 1986, at the hour of 1:00 o'clock P.M., in accordance with the standard of time established by ORS 86.73, at the front door of Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, call 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 fees and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in ORS 86.73 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 have then to be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by honoring the performance required under the obligation 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 86.73.

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 performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.