

67986

K-38604

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

ss.

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(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

#259 Trustees Sale-Gelhardt

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

Successive and consecutive week(s) days  
(4 insertion(s) in the following issue s: —

Oct. 8, 1986

Oct. 15, 1986

Oct. 22, 1986

Oct. 29, 1986

Total Cost: \$301.92

Sarah L. Parsons

Subscribed and sworn to before me this 29  
day of October 19 86

Notary Public of Oregon

My commission expires Jan 15, 1990

**TRUSTEE'S NOTICE OF SALE**

Whereas, certain real property, to-wit: Lots 30, 31 and 32, Block 7, Industrial Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, was sold by the Klamath County Trust Company, a Washington corporation, as beneficiary, under a mortgage recorded March 28, 1979, in the mortgage records of Klamath County, Oregon, in Volume No. M77 at page 6035, covering the following described real property: Situated in said county and state, to-wit: The Northerly 70 feet of Lots 30, 31 and 32, Block 7, Industrial Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

The beneficiary has appointed William L. Larkins, Jr., as Successor Trustee.

Said Trust Deed was assigned to the Housing Division, Department of Commerce, State of Oregon, by Assignment dated April 9, 1979, recorded April 23, 1979, in Volume M79, page 9144, Mortgage Records of Klamath County, Oregon, and re-recorded August 28, 1979, in Volume M79, page 20425, Mortgage Records of Klamath County, 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 86.73(3); the default failure to pay when due the following sums: The monthly payments of principal and interest due December 1, 1985, and on the first (1st) day of each month thereafter, in the sum of \$309 each, plus late charges totalling \$366.44, all totalling \$2,838.44.

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 balance due in the sum of \$29,220.17, plus interest accruing at the rate of 7.25% per annum from November 1, 1985 until paid in full, plus late charges totalling \$366.44, plus the cost of a foreclosure sale in the sum of \$215.00, and plus costs and disbursements incurred in the course of this proceeding.

WHEREFORE, notice is hereby given that the undersigned trustee, on or after October 10, 1986, at the hour of 11:12 a.m., will sell, in accordance with the standard of time provided by ORS 86.73, in the City of Klamath Falls, County of Klamath, State of Oregon, all at public auction to the highest bidder for cash the interest of the said described real property which said owner had by him or the said trust deed, together with any interest acquired after the execution of said trust deed, to satisfy the foregoing obligations and 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 86.73 has the right, at any time prior to five days before the date 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 of trust deed, and in addition to paying said sums or 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 July 21, 1986  
William L. Larkins, Jr., 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.  
/s/ William L. Larkins, Jr.  
Attorney for said Trustee

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 10th day of Nov. A.D. 19 86  
at 11:12 o'clock A M. and duly recorded

in Vol. M86 of Mtges. Page 20387

Evelyn Biehn, County Clerk

By Ann Smith

Fee, \$5.00

Deputy.

Return to: William L. Larkins, Jr.  
Weiss, DesCamp, Botteri & Huber  
2300 U.S. Bancorp Tower  
111 S.W. Fifth Avenue  
Portland, Oregon 97204