

68024

Affidavit of Publication

Vol. M86 Page 20446

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

#193 Trustees Sale-Martin

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

~~times~~ and consecutive weeks, day,
(4 insertion s) in the following issue s:

Sept. 11, 1986

Sept. 18, 1986

Sept. 25, 1986

Oct. 2, 1986

Total Cost: \$274.72

Sarah L. Parsons

Subscribed and sworn to before me this 2
day of October 1986

Notary Public of Oregon

My commission expires Jan 15 1990

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 10th day of Nov. A.D., 19 86
at 4:12 o'clock P M. and duly recorded
in Vol. M86 of Mrges Page 20446
Evelyn Biehn, County Clerk
By Sam Smith
Deputy.
Fee, \$5.00

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by LUDWIG K. MARTIN, as grantor, to First Interstate Bank of Oregon, N.A., fka First Nat'l Bank of Oregon, as trustee, in favor of said bank, recorded September 2, 1977, in Oregon volume No. M77 at page 16382, fee/tile, instrument/microfilm/reception No. , covering the following described real property situated in said county and state, to-wit:
Lot 4 in Block 8, Fairview Addition to the City of Klamath Falls, according to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon, (Plat No. 1519 Worden 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 86.725(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments of \$186.67 each, commencing with the payment due October 1, 1985 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$124.92 as of May 29, 1986 and further late charges of \$8.82 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure; all sums expended by beneficiary to protect the property and its interest therein during the pendency of this proceeding; and plus the deficit reserve account balance of \$444.72.
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 sum of \$15,444.11 with interest thereon at the rate of 8 1/2% per annum from September 1, 1985, until paid; plus all fees, costs and expenses associated with this foreclosure; all sums expended by beneficiary to protect the property and its interest therein during the pendency of this proceeding; and plus the deficit reserve account balance of \$444.72.

WHEREFORE, Notice hereby is given that the undersigned trustee will on November 14, 1986, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 86.727, 1983, as amended, 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 this grantor has or had power to convey at the time of the execution hereof of the said trust deed, together with any interest which the grantor or his successors have acquired after the execution of said trust deed, to satisfy the foregoing obligations thereon 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 on trust deed, and in addition paying the 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 "beneficiary" and "beneficiary" include the estate in fee simple in interest, if any.
DATED June 6, 1986
GEORGE REINHILLER, Trustee
521 S.W. Clay, Suite 200
Portland, OR 97201
226-3607
#193 Sept. 11, 18, 25 Oct. 2, 1986

Ret. George C. Reinmiller
521 S.W. Clay
Portland, Or 97201