

68027 Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 186 Page 20450

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

#194 Trustees Sale-McGarr

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

consecutive and consecutive week s days

(4 insertion s) in the following issue s:

Sept. 11, 1986

Sept. 18, 1986

Sept. 25, 1986

Oct. 2, 1986

Total Cost: \$225.68

Sarah L. Parsons

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

Kate Bucka
Notary Public of Oregon

My commission expires Nov 15 90

Ret. George C. Reinmiller
521 SW Clay
Portland, Ore

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by FAIRBANKS, Y. MCGARR and D. ANNA MCGARR, husband and wife, as grantors, to Transamerica Title Insurance Company, for release in favor of holders of Mortgage No. 17, recorded April 17, 1984 in the Klamath County of Oregon, in book 100, page 7027, for the instrument and its amendments, covering the following described real property situated in said county and state, to-wit:
Lot 9, BUREAU, PARK, in the County of Klamath, State of Oregon, and
3300 Bristol Avenue, Klamath Falls, Oregon.
Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.745, for the default for failure to pay when due the following sum:
Monthly installment of \$1,193.00, commencing with the payment due June 1, 1985 and continuing each month until this trust deed is reinstated or until the trustee's sale, 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.
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 \$225.68 with interest thereon at the rate of 12% per annum from May 1, 1985 until paid, 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.
The trustee, therefore, is given that the undersigned trustee will on November 14, 1986, at the hour of 1:00 o'clock, P.M., in accordance with the standard of time established by ORS 86.745, at the Court House of the 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 an undivided power to convey at the time of the execution by him of 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, to-wit: \$225.68, and any person named in ORS 86.745 had the right, at any time prior to this date, before the sale, but not after, to have this foreclosure proceeding dismissed and the loan 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 an affidavit 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 86.745.
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 June 23, 1986.
GEORGE C. REINMILLER, Successor Trustee
521 SW Clay, Suite 2000
Portland, OR 97201
#194 Sept. 11, 18, 25 Oct. 2, 1986

STATE OF OREGON,
County of Klamath

Filed for record at request of:

on this 10th day of Nov. A.D., 1986
at 4:12 o'clock P. M. and duly recorded
in Vol. 186 of Mrgs. Page 20450
By Evelyn Biehn, County Clerk
By Sam Smith
Deputy.

Fee, \$5.00