

69514 Affidavit of Publication Page 23453

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

14
4
PM
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

#318 Trustees Sale - Emerick

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

~~consecutive and consecutive week days~~
(4 insertion s) in the following issue s: Nov. 7, 1986

Nov. 14, 1986

Nov. 21, 1986

Nov. 28, 1986

Total Cost: \$288.32

Sarah L. Parsons

Subscribed and sworn to before me this 28
day of November 1986

[Signature]
Notary Public of Oregon
My commission expires Jan 15 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 18th day of December A.D., 19 86
at 4:14 o'clock p M. and duly recorded
in Vol. M86 of Mortgages Page 23453

EVELYN BIEHN County Clerk
By Bernetha Schuch Deputy.
Fee. \$5.00

ASPEN F-29996
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by ROY EMERICK and LINDA EMERICK, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of JACK T. JAMAR, as beneficiary, dated September 15, 1981, recorded September 17, 1981, in the mortgage records of Klamath County, Oregon, in book No. M-81 at page 18615, covering the following described real property situated in said county and state, to-wit:
Lot 15, Block 4, Tract 1021, WILLIAMSON RIVER KNOLL, in the County of Klamath, State of Oregon, TOGETHER WITH an undivided 1/80th interest in and to the following described property: The Easterly 60 feet of that portion of the Williamson River Knoll Subdivision and North of the Williamson River.
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:
Monthly installments of principal and interest due for the months of September, October, November, and December of 1983, January thru December, inclusive, of 1984, January thru February, March, April, May, June, and July of 1986, in the amounts of \$95.15 each; and subsequent installments of like amounts; Subsequent amounts for assessments due under the terms and provisions of the Note and Trust Deed.
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:
\$6,312.65 plus interest and late charges, thereon from August 15, 1983, at the rate of TEN (10%) PER CENT PER ANNUM, until paid; and all sums expended by the Beneficiary pursuant to the terms and provisions of the Note and Deed of Trust.
WHEREFORE, notice hereby is given that the undersigned trustee will on December 17, 1986, at the hour of 10:15 o'clock A.M., in accordance with the standard of time established by ORS 187.110, at ASPEN TITLE & ESCROW, INC., 400 Main Street in the City of Klamath Falls, County of Klamath, State of Oregon, sell at public auction 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 herein) that is capable of being cured by 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 July 31, 1986
ASPEN TITLE & ESCROW, INC.
BY: ANDREW A. PATTERSON
Successor Trustee
State of Oregon, County of Klamath ss.
I, the undersigned, certify that I am the Assistant Secretary for the above named trustee, and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
ANDREW A. PATTERSON
Assistant Secretary for said Trustee
#318 Nov. 7, 14, 21, 28, 1986