

# 69818 Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

Vol. M86 Page 24032

(COPY OF NOTICE TO BE PASTED HERE)

206 DEC 30 AM 11 27

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

#351 Trustees Sale-Phillips

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: Nov. 18, 1986

Nov. 25, 1986

Dec. 2, 1986

Dec. 9, 1986

Total Cost: \$225.76

Sarah L. Parsons

Subscribed and sworn to before me this 9  
day of December 19 86

[Signature]  
Notary Public of Oregon

My Commission expires Jan 15 1990

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Maxwell E. Phillips and Betty L. Phillips, as grantor, to Mountain Title Company, as trustee, in favor of Yvonne L. Lewis, as beneficiary, dated October 20, 1980, recorded Klamath County, Oregon, in book/reel/volume No. M 80 at page 20577, fee/file/instrument/microfilm/reception No. ...., covering the following described real property situated in said county and state, to-wit:

The Easterly 1/2 of Lot 29, in Section 14, Township 36 South, Range 10 East of the Willamette Meridian.

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:

5/85 121.51  
9/85 121.51  
11/85 121.51

and each month thereafter as well as 1985 property taxes

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:

Principal \$2,735.37  
Interest to 8/5/86 187.50

as well as costs and fees as provided by law

WHEREFORE, notice hereby is given that the undersigned trustee will on December 30, 1986, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at 639 Pine St., 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 the grantor had or had power to convey at the time of the execution 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. 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 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 8-29-86  
Michael L. Spencer, Trustee  
#351 Nov. 18, 25 Dec. 2, 9, 1986

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 30th day of Dec. A.D., 19 86  
at 11:27 o'clock A M. and duly recorded  
in Vol. M86 of Mtges. Page 24032

Evelyn Biehn, County Clerk

By [Signature]

Fee, \$5.00

Deputy.

Return to:  
Michael L. Spencer  
431 Pine St  
Klamath Falls, OR 97601