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K-38777

Vol. M87 Page 279

## Affidavit of Publication

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

#373 Trustees Sale-Coddington

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

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

Nov. 28, 1986

Dec. 5, 1986

Dec. 12, 1986

Dec. 19, 1986

Total Cost: \$326.40

Sarah L. Parsons

Subscribed and sworn to before me this 19  
day of December 1986

Keta Bucka  
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 Douglas K. Coddington, an unmarried person, as of and to, 1986, in the Title Insurance Company, as Trustee, in favor of Peoples Mortgage Company, a Washington Corporation, dated June 2, 1977, in the mortgage records of Klamath County, Oregon, in volume No. M-79 at page 1574, covering the following described real property situated in said county and state, to-wit:  
All of the following described portions of Lots 7 and 8 in Block 9 of FAIRVIEW ADDITION No. 2 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, as follows: thence running East 89 feet; thence North 100 feet; more or less to the South line of said Lot 7; thence along the South line of said Lot 7, West 36 feet and 8 inches; thence North 100 feet; more or less to the point of beginning.  
Beneficial interest under said Deed of Trust was assigned to Centar Federal Savings Bank by instrument recorded February 24, 1986, Volume M-86, Page 3162, 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 Section 86.753(3) of Oregon Revised Statutes; the default for which the foreclosure is made is sums: monthly payments of \$320.00 beginning 5/1/86 until paid; plus late charges of \$12.00 each month beginning 5/16/86 until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by Centar Federal Savings Bank for protection of the above described real property and its interest therein.  
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: \$27,452.21 with interest thereon at the rate of 10.0 percent per annum beginning 4/1/86 until paid; plus late charges of \$12.00 each month beginning 5/16/86 until paid; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by Centar Federal Savings Bank for protection of the above described real property and its interest therein.  
WHEREFORE, notice hereby is given that the undersigned trustee will on January 14, 1987, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 183.144, Oregon Revised Statutes, at inside door to main lobby of the 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 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.  
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 September 8, 1986  
David E. Fennell,  
1230 SW First Avenue, Suite 300  
Portland, OR 97204 (503) 225-0815.  
Successor 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 correct copy of the original trustee's notice of sale.  
Witness my hand and the seal of said Trustee at Portland, Oregon, this 5th day of September, 1986.

Return to: David Fennell  
1230 SW First Ave., Suite 300  
Portland, Or. 97204

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 7th day of Jan. A.D., 19 87  
at 1:38 o'clock P M. and duly recorded  
in Vol. M87 of Mortgages Page 279  
Evelyn Biehn,  
County Clerk

By Ann Smith

Fee, \$5.00

Deputy.