

1st v. Floyd

70799

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M87 Page 1304

(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

#269 Trustees Sale-Floyd

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

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

Oct. 12, 1986

Oct. 19, 1986

Oct. 26, 1986

Nov. 2, 1986

Total Cost: \$268.32

Sarah L. Parsons

Subscribed and sworn to before me this 2
day of November 19 86

Leta Backa
Notary Public of Oregon

My commission expires Jan 15 90

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by JAMES A. FLOYD and CAROLE A. FLOYD, as grantor, to Mountain Title Co., as trustee, in favor of First Interstate Bank of Oregon, N.A., the First Nat'l Bank of Oregon, as beneficiary, dated December 1, 1974, recorded December 2, 1974, in the mortgage records of Klamath County, Oregon, in volume No. 4476 at page 19348, fee/file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit:

Lots 4 and 5 Block 10, Buena Vista 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.
(738, 740, 742, 744 W. Oregon 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 86.735(3); the default for

which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installments of \$801.51 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 \$991.36 as of August 11, 1986, and further late charges of \$32.06 on each delinquent payment thereafter; 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, evidence that taxes are paid as provided by terms of the Trust Deed, and plus the deficit.

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 \$69,432.63 with interest thereon at the rate of 8.00% 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 or its interest therein during the pendency of this proceeding, evidence that taxes are paid as pro-

vided by terms of the Trust Deed, and plus the deficit reserve account balance of \$308.58.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 20, 1987, at the hour of 1:00 o'clock, P.M., in accordance with the standard of time established by ORS 86.711, at front door, 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 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.

*reserve account balance of \$308.58.

DATED August 21, 1986.

GEORGE C. REINMILLER - Successor-Trustee

521 S.W. Clay, Suite 2000

Portland, OR 97201

226-3407

1987 Oct. 19, 20 Nov. 2, 1986

STATE OF OREGON,
County of Klamath

Filed for record at request of:

on this 27th day of Jan. A.D., 19 87
at 10:22 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 1304

Evelyn Biehn, County Clerk

By Ann Smith

Deputy.

Fee, \$5.00

Return to:
GEORGE C. REINMILLER
& ASSOCIATES
ATTORNEYS AT LAW
521 S.W. CLAY - SUITE 2000
PORTLAND, OREGON 97201