

Aspen F-29994

Affidavit of Publication

71524

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M87 Page 2601

(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

#471 Trustees Sale

Smallwood

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

~~consecutive and consecutive weeks~~

(4 insertion s) in the following issue s: Jan. 8, 1987

Jan. 15, 1987

Jan. 22, 1987

Jan. 29, 1987

Total Cost: \$291.04

Sarah L. Parsons

Subscribed and sworn to before me this 29 day of January 19 87

Lita Decker
Notary Public of Oregon

My commission expires Jan 15 1990

Ret. A.T.C.

ASPEN F-29994
TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by WILBURN SMALLWOOD and DEAN SMALLWOOD, as grantors, to MOUNTAIN TITLE COMPANY, as trustee, in favor of JACK T. JAMAR, as beneficiary, dated September 15, 1981, recorded December 11, 1981, in the mortgage records of Klamath County, Oregon, in book No. M-81, at page 21263, covering the following described real property situated in said county and state, to-wit:
Lot 20, Block 4, Tract 1021, WILLIAM 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 Government Lots 40, 41, 44 and 45 lying South 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 July, August, September, October, November, and December, of 1983; January thru December, inclusive, of 1984; January thru December, inclusive, of 1985; January, February, March, April, May, June, July, August and September, 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: \$6,940.01 plus interest and late charges thereon from June 15, 1983, and costs of \$100.00.
AND WHEREFORE, notice hereby is given that the undersigned trustee will on February 20, 1987, at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 86.710, at ASPEN TITLE & ESCROW, INC., 600 Main Street, 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.

the forms and provisions of the Note and Deed of Trust.
WHEREFORE, notice hereby is given that the undersigned trustee will on February 20, 1987, at the hour of 10:00 o'clock, A.M. in accordance with the standard of time established by ORS 86.710, at ASPEN TITLE & ESCROW, INC., 600 Main Street, 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.

ASPEN TITLE & ESCROW, INC.
600 Main Street
Klamath Falls, Oregon 97603
Telephone (503) 862-2200
Fax (503) 862-2200

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 18th day of Feb. A.D., 19 87
at 4:19 o'clock P M. and duly recorded
in Vol. M87 of Mrges Page 2601

Evelyn Biehn, County Clerk
By Pat Smith

Fee, \$5.00 Deputy.