

71873 AIC - 30411 Vol. 1187 Page 3293
Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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
#430 Trustees Sale - Emmons

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

~~successive and consecutive week s~~ days

(4 insertion s) in the following issue s: —

Dec. 31, 1986

Jan. 7, 1987

Jan. 14, 1987

Jan. 21, 1987

Total Cost: \$266.56

Sarah L. Parsons

Subscribed and sworn to before me this 21

day of January 19 87

Letta Backa
Notary Public of Oregon

My commission expires Jan 15 90

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Allen D. Emmons and Julliana S. Emmons, husband and wife, as grantors, to Transamerica Title Insurance Company as trustee, in favor of Emmons, Emmons and Loan Association, as beneficiary, recorded June 15, 1979, in the official records of Klamath County, Oregon, as Volume MP, Page 1422, covering the following described real property situated in said county and state, to wit:
Lots 22 and 23, Block 10, 93, FRANCIS PARK, in the County of Klamath, State of Oregon.
Cathlamet known as 4405 Peck Drive, Klamath Falls, Oregon 97603.
Wherein default by the grantors or other persons owing an obligation, the performance of which is secured by said trust deed, or by their successor in interest, the default is: the failure to pay when due the following sums: monthly installments of \$334.72 each, beginning with April 1, 1984, until paid, plus monthly late charges of \$15.72 each, beginning April 30, 1984, until paid; real property taxes for the years 1985-86 in the sum of \$205.00; plot fees, penalties and interest deferred interest in the sum of \$2,473.45.
By reason of said default, the beneficiary or the beneficiary's successor in interest has declared all obligations secured by said trust deed immediately due and payable, said sums being the following: \$29,244.35, with interest thereon at the rate of 12 percent per annum, from March 1, 1985, until paid; deferred interest in the sum of \$2,473.45, together with title expense costs, trustee's fees and attorneys fees incurred herein by reason of said default; and any further sums advanced by the beneficiary or the beneficiary's successor in interest for protection of the above described real property and its interest in said real property.
NOTICE IS HEREBY GIVEN THAT the beneficiary and trustee or their successors in interest, have elected and do hereby elect to sell at public auction to the highest bidder for cash the interest in the above described property which the grantors and or their successors in interest at the time of the execution of said trust deed, together with any interest which the grantors or grantors' successor in interest have accrued after the execution of said trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including the compensation of the trustee or successor trustee and the reasonable attorneys fees incurred. A notice of default and election to sell has been recorded pursuant to Section 64.75(3), Oregon Revised Statutes.
Said sale will be held on March 5, 1987, at the hour of 10:00 o'clock A.M. based on the standard of time as established by Section 122.110, Oregon Revised Statutes, at the following place: The front entrance of the Klamath County Courthouse, 316 Main Street, in the City of Klamath Falls, County of Klamath, State of Oregon, which is the date and place fixed for said sale.
NOTICE IS FURTHER GIVEN that any person named in Section 64.75(3), Oregon Revised Statutes, has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by curing the above described defaults, and by payment to the beneficiary of the entire amount then due other than such portion as would not then be due had no default occurred, together with costs and trustee's and attorney's fees, at any time prior to five days before the date last set for said sale.
Dated October 22, 1986.
Kerry M. Hays, Successor Trustee
FOR FURTHER INFORMATION, PLEASE CONTACT: Kathy Harrison 228-2300, Klamath Falls, Oregon 97603.
STATE OF OREGON
County of Klamath
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 accurate copy of the original Trustee's Notice of Sale.
Sally L. Harrison, OSB #516
Attorney for said trustee
Dated and signed Jan 7/14/1987 and acknowledged

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 2nd day
of March A.D., 19 87 at 10:41 o'clock A M., and duly recorded in Vol. 1187,
of Mortgages on Page 3293

FEE \$5.00

REV. A.T.C.

Evelyn Blahn, County Clerk
By Sam Smith