

72197

Affidavit of Publication

Vol. M87 Page

3847

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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

#518 Trustees Sale/
Wilson

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

~~insertions and continuations were excluded~~
(4 insertion s) in the following issue s:

Feb. 3, 1987

Feb. 10, 1987

Feb. 17, 1987

Feb. 24, 1987

Total Cost: \$293.76

Sarah L. Parsons

Subscribed and sworn to before me this 24
day of February 1987

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 Kevin Wilson and Terry A. Wilson, husband and wife, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated May 2, 1979, recorded June 5, 1979, in the Mortgage Records of Klamath County, Oregon, in volume No. M-79 at page 13129, covering the following described real property situated in said county and state, to-wit: The South 90 feet of Lot 444, Block 121, within Addition in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Addendum thereto dated May 2, 1979 and recorded June 5, 1979, in Volume M-79 on page 13132, Records of Klamath County, Oregon. The beneficiary has appointed William L. Larkins, Jr., of Weiss, DesCamp, Botteri & Huber, A Professional Corporation, as successor trustee. 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: The payments of principal and interest due May 1, 1986, and on the first (1st) day of each month thereafter, in the sum of \$238 each, plus late charges totalling \$477.92, all totalling \$2,143.92. The beneficial interest was assigned to the Housing Division, Department of Commerce, State of Oregon, by instrument dated May 2, 1979, recorded June 20, 1979, in Volume M-79, page 14480, Records of Klamath County, Oregon. 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 principal balance owing in the sum of \$25,446.34, plus interest accrued thereon at the rate of 7.25% per annum from April 1, 1986 until paid in full, plus late charges totalling \$477.92, plus the cost of a foreclosure report in the sum of \$215, and plus other costs and disbursements incurred in the course of this proceeding, less a reserve balance of \$173.97.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 2, 1987, at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 107.110, at the front entrance of the Klamath County Courthouse, 316 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 86.733 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 to 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 86.733.

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 November 11, 1986
William L. Larkins, Jr., Trustee
State of Oregon, County of Klamath 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 exact copy of the original trustee's notice of sale.
William L. Larkins, Jr.
Attorney for said Trustee
1986 Feb. 17/24, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 10th day of March A.D., 19 87
at 11:09 o'clock A M. and duly recorded
in Vol. M87 of Mtgs. Page 3847

Evelyn Biehn, County Clerk

By Ann Smith

Deputy.

Fee, \$5.00

Return to: Weiss, DesCamp
2300 U.S. Bancorp Tower
111 SW 5th Ave
Portland, Or 97204