

1st V. Beauchamp/Halt3ch

# Affidavit of Publication

72402

STATE OF OREGON,  
COUNTY OF KLAMATH

Vol. M87 Page 4217

(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 \_\_\_\_\_

#381 Trustees Sale-Beauchamp

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

~~times~~ and consecutive week s ~~days~~

(4 insertion s) in the following issue s: \_\_\_\_\_

Dec. 4, 1986

Dec. 11, 1986

Dec. 18, 1986

Dec. 25, 1986

Total Cost: \$334.56

Sarah L. Parsons

Subscribed and sworn to before me this 25  
day of December 1986

Leta Backa  
Notary Public of Oregon

My commission expires Jan 15 90

Return to:

GEORGE C. REINMILLER  
521 S.W. CLAY  
PORTLAND, OR 97201

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 \$20,732.21 with interest thereon at the rate of 8.75% per annum from March 1, 1986, 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 provided by terms of the Trust Deed, and less the reserve account balance of \$195.49.  
WHEREFORE, notice hereby is given that the undersigned trustee will on March 26, 1987, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 167.110, 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. H 260-255  
Witness my hand and the seal of my office this 25th day of December, 1986.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

George C. Reinmiller

on this 17th day of March A.D., 19 87  
at 9:48 o'clock A M. and duly recorded  
in Vol. M87 of Mtges. Page 4217

Evelyn Biehn, County Clerk

By Sam Smith

Deputy.

Fee, \$5.00