

1st v. Burroughs

Affidavit of Publication

72405

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M87 Page 4222

(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 #382 Trustees Sale-Burroughs

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

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

Dec. 4, 1986

Dec. 11, 1986

Dec. 18, 1986

Dec. 25, 1986

Total Cost: \$326.40

Sarah L. Parsons

Subscribed and sworn to before me this 25
day of December 19 86

Kita Backa
Notary Public of Oregon

My commission expires Jan 15 90

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

WHEREFORE, notice hereby is given that the undersigned trustee will on March 20, 1987, at the hour of 1:00 o'clock P.M., in accordance 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 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.

DATED September 18, 1986
GEORGE C. REINMILLER - Successor-Trustee
521 SW Clay, Suite 2000
Portland, OR 97201 226-3607
#382 Dec. 4, 11, 18, 25, 1986

Reference is made to a certain trust deed made by ~~JOHN BURROUGHS and SUSAN K. BURROUGHS~~ and ~~granted to~~ as trustee, to ~~the~~ as beneficiary, dated August 31, 1978, recorded August 31, 1978, in the mortgage records of Klamath County, Oregon, in volume No. ~~177~~ at page ~~1730~~. Fee file/instrument/microfilm/reception No. ~~177~~ covering the following described real property situated in said county and state, to-wit:

A tract of land situated in the SE 1/4 of Section 19, Township 39, South, Range 10 E.W.M., in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin which marks the corner common to Sections 19, 20, 29 and 30; thence West 685 feet; thence North parallel to the East line of said Section 19 to the South line of the property described in Book M69 page 9420, Deed records of Klamath County, Oregon; thence North 87°09' East 685 feet more or less along the South line of said property described in Volume M69 page 9420, to the East line of said Section 19, thence South 3800 feet, more or less to the point of beginning.

*less the reserve account balance of \$420.45.

**re-recorded January 23, 1979, in Volume M79, at Page 1968, and re-recorded March 30, 1979, in Volume M79, at Page 7104.

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 \$1,764.24 each, commencing with the payment due February 1, 1986 and continuing each month until this trust deed is reinstated or gone to trustee's sale; plus accrued late charges of \$25.00 as of September 14, 1986 and further late charges of \$25.00 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

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 \$141,997.09 with interest thereon at the rate of 10.75% per annum from January 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

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 \$141,997.09 with interest thereon at the rate of 10.75% per annum from January 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

STATE OF OREGON,
County of Klamath

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 4222
Evelyn Biehn, County Clerk
By Ann Smith
Deputy.

Fee, \$5.00