

WS V. Josse

72519

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M87 Page 4557

(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

#383 Trustees Sale-Josse

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

~~consecutive 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: \$282.88

Sarah L. Parsons

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

My commission expires Jan 15 90

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

George C. Reinmiller, P.C.
on this 19th day of March A.D. 19 87
at 12:46 o'clock P M. and duly recorded
in Vol. M87 of Mtges. Page 4557

Evelyn Biehn, County Clerk
By Sam Smith

Fee, \$5.00

Deputy.

NOTICE OF SALE
In and to all whom these presents shall come, I, STEVEN L. JOSSE AND MARY ANN JOSSE, husband and wife, do hereby certify, to D. L. Josse, Association, as beneficiary, dated November 13, 1979, Oregon, in volume 2079 at page 2079, fee/...
2ND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon (1832-1834 Sargent Street, Klamath Falls, OR 97601)
Beneficial interest assigned to American Savings & Loan Association, a Utah Savings & Loan Association, under the name of Willamette Savings & Loan Association by instrument recorded May 29, 1981 as Book 81, Page 163, Klamath County Records.
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 failure to pay when due the following sums:
Monthly installments of \$279.44 each, commencing with the payment due April 1, 1986 and continuing each month until this trust deed is refinanced or goes to Trustee's sale; plus accrued late charges of \$132.79 as of October 14, 1986 and further late charges of \$18.97 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.
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 \$33,644.24 with interest thereon at the rate of 12.00% per annum from March 1, 1986, until paid; plus all fees, costs and expenses incurred by beneficiary to protect its property or its interest therein during the pendency of this proceeding.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 27, 1987 at the hour of 1:00 o'clock, P.M., be auctioneer with the standard of time established by ORS 86.735, 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 association by deed of trust, 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 86.733 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 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 October 30, 1986
GEORGE C. REINMILLER - Successor-Trustee
521 SW Clay
Portland, OR 97201 224-3407
#383 Dec. 4, 11, 18, 25, 1986