

76061

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHVol. M87 Page 10938

(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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the #769 Trustees Sale - Becka printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~times~~ times ~~per week~~ per week(4 insertion s) in the following issue s: —May 3, 1987May 10, 1987May 17, 1987May 24, 1987Total Cost: \$274.72Sarah L. ParsonsSubscribed and sworn to before me this 24
day of May 19 87[Signature]
Notary Public of OregonMy commission expires Jan 15 1990

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Larry D. Beck and Dianna R. Beck, as grantor, to Transamerica Title Insurance Co., as trustee, in favor of First Interstate Bank of Oregon, NA, fka First National Bank of Oregon, as beneficiary, dated August 19, 1980, recorded August 20, 1980, in the mortgage records of Klamath County, Oregon, in book No. M-80 at page 15754, or as fee/file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit:

Lot 53 of Lewis Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(1501 Hope Street, Klamath Falls, OR 97603)

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 \$512.81 each, commencing with the payment due June 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$149.93 as of December 29, 1986 and further late charges of \$20.51 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 plus the deficit reserve account balance of \$33.78.

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 \$42,292.01 with interest thereon at the rate of 11.50% per annum from May 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 plus the deficit reserve account balance of \$33.78.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 26, 1987, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, 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 rendering 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 January 5, 1987
GEORGE C. REINMILLER - Successor Trustee
#769 May 3, 10, 17, 24, 1987

STATE OF OREGON,
County of Klamath

Filed for record at request of:

George C. Reinmiller & Associates
on this 24th day of June A.D., 19 87
at 9:30 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 10938
Evelyn Biehn, County Clerk
By Pam Smith Deputy.

Fee, \$5.00

RETURN TO:

GEORGE C. REINMILLER
& ASSOCIATES
ATTORNEYS AT LAW
521 S.W. CLAY - SUITE 2000
PORTLAND, OREGON 97201