

First Interstate vs. McCorkle/Meidinger

# Affidavit of Publication

76067

STATE OF OREGON,  
COUNTY OF KLAMATH

Vol. M87 Page 10946

(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

#770 Trustees Sale - McCorkle

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

~~XXXXXX and XXXXX week of XXXX~~  
(4 insertion s) in the following issue s: —

May 3, 1987

May 10, 1987

May 17, 1987

May 24, 1987

Total Cost: \$301.92

Sarah L. Parsons

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

[Signature]  
Notary Public of Oregon

My commission expires 1986

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Randy Lee McCorkle and Melinda Kay McCorkle, husband and wife, as grantor, to Klamath County Title Company, as trustee, in favor of First Interstate Bank of Oregon, NA, fka First National Bank of Oregon, as beneficiary, dated September 11, 1979, recorded September 12, 1979, in the mortgage records of Klamath County, Oregon, in volume No. M79 at page 21718, or as fee/file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit:

(2214 Gettle Street, Klamath Falls, OR 97601)

Beginning at a point on the West line of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian which is North 0°35' West 291.2 feet from the Southwest corner of said SE 1/4 NW 1/4 of Section 2; thence North 0°35' West along said West line, a distance of 75 feet; thence North 89°25' East 135 feet; thence South 0°35' East 75 feet; thence South 89°25' West 135 feet to the point of beginning being a parcel of land in the W 1/2 W 1/2 SE 1/4 NW 1/4 of Section 2, Township 39 South Range 9, East of the Willamette Meridian.

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 \$364.60 each, commencing with the payment due March 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$174.96 as of February 9, 1987 and further late charges of \$14.58 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 also the deficit reserve account balance of \$1203.86.

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 \$30,968.89 with interest thereon at the rate of 10.00% per annum from February 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 \$1,035.86.

WHEREFORE, notice hereby is given that the undersigned trustee will on June 26, 1987, at the hour of 1:05 o'clock, P.M., in accordance 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 February 13, 1987.  
GEORGE C. REINMILLER, Successor Trustee  
4770 May 3, 10, 17, 24, 1987

STATE OF OREGON,  
County of Klamath ss.

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 10946  
By Evelyn Biehn, County Clerk  
By [Signature]

Fee, \$5.00

Deputy.

Return to:

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