

77013

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 187 Page 12664

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

#885 Trustee's sale-Helms

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

successive and consecutive weeks
(4 insertion s) in the following issue s:

May 29, 1987

June 5, 1987

June 12, 1987

June 19, 1987

Total Cost: \$280.16

Sarah L. Parsons

Subscribed and sworn to before me this _____
day of _____ 19____

Notary Public of Oregon

My commission expires Jan 15 1990

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Roy S. Helms, as grantor, to Transamerica Title Insurance Company, as trustee, in favor of First Interstate Bank of Oregon, NA, (fka First National Bank of Oregon, NA), beneficiary, dated November 13, 1978, recorded Klamath County, Oregon, in volume No. M87 at page 26070, or as fee/file/instrument/microfilm/recording No. _____ covering the following described real property situated in said county and state, to-wit:

Lots 15 and 16 in Block 11, St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
(4412 Boardman Street, Klamath Falls, OR 97601)
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 \$258.89 each, commencing with the payment due August 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$71.67 as of February 24, 1987 and further late charges of \$9.51 on each 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, and plus the deficit reserve account balance of \$217.31.
By reason of said default the beneficiary has secured by said trust deed immediately due and payable, said sums being the following, to-wit:
The sum of \$22,102.89 with interest thereon at the rate of 9.50% per annum from July 1, 1986, until with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding, and plus the deficit reserve account balance of \$217.31.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 24, 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.
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 formance required under the obligation of trust deed, and in addition to paying said sums or 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 March 3, 1987
GEORGE C. REINMILLER - Successor-Trustee
501 SW Clay
Portland, OR 97201
224-3607
1987 May 29, June 5, 12, 19, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

George C. Reinmiller, Attorney
on this 16th day of July A.D. 19 87
at 12:46 o'clock P.M. and duly recorded
in Vol. M87 of Mtges. Page 12664.
Evelyn Biehn, County Clerk
By Sam Smith
Deputy.

Fee, \$5.00

RETURN TO: GEORGE C. REINMILLER
3 ASSOCIATES
ATTORNEYS AT LAW
521 S.W. CLAY - SUITE 2000
PORTLAND OREGON 97201