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MTC-17847

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

(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

#988 Trustees Sale-Chinn

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

~~successive and consecutive week s day s~~( 4 insertion s) in the following issue s: —June 24, 1987July 1, 1987July 8, 1987July 15, 1987Total Cost: \$291.04Sarah L. Parsons

Subscribed and sworn to before me this 15  
day of July 1987

Notary Public of Oregon

My commission expires Jan 15 90

TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed made by DUEL E. CHINN and MARIAM L. CHINN, husband and wife, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of TOWN AND COUNTRY MORTGAGE, INC., an Oregon corporation, as beneficiary, dated October 11, 1983, recorded October 17, 1983, in the mortgage records of Klamath County, Oregon, in volume No. M83 at page 17754, covering the following described real property situated in said county and state, to-wit:

PARCEL 1 - Tract 13, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2 - That portion of Lots 28 and 29, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, lying East of the U.S.R.S. Drain.

\*The beneficial interest thereof was assigned of record to Peoples Mortgage Company, a Washington corporation, by assignment recorded October 17, 1983, as volume no. M83, page 17893, in the Microfilm Records of Klamath County, Oregon, and thereafter further assigned to ICA Mortgage Corporation, a California corporation, by assignment recorded October 10, 1984, as volume no. M84, page 17453, in the Microfilm Records of Klamath County, Oregon. 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 Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the amount of \$620.00 each for the months of November 1, 1986, through March 1, 1987, plus late charges in the amount of \$34.88 each for the months of November, 1986, through March, 1987.

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: Principal amount of \$45,440.75, together with interest thereon at the rate of 12.0% per annum from October 1, 1986, plus accumulated late charges of \$174.00.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 1987, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the main door of the 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.

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 April 1, 1987  
WILLIAM S. WILEY  
Successor Trustee  
P.O. Box 1147, Eugene, OR 97440  
#983 June 24, July 1, 8, 15, 1987

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Company  
on this 4th day of August A.D. 19 87  
at 1:50 o'clock P. M. and duly recorded  
in Vol. M87 of Mtges. Page 13940  
Evelyn Biehn County Clerk  
By Pam Smith Deputy.

Fee. \$5.00

After recording return to:  
William S. Wiley  
Attorney at Law  
P. O. Box 1147  
Eugene, OR 97440-1147