

# Affidavit of Publication

77974

Vol. M87 Page 14379

STATE OF OREGON,  
COUNTY OF KLAMATH ss.

(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

#990 Trustees Sale-Jones

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, 1987

July 1, 1987

July 8, 1987

July 15, 1987

Total Cost: \$318.24

Sarah L. Parsons

Subscribed and sworn to before me this 15  
day of July 19 87

[Signature]  
Notary Public of Oregon

My commission expires Jan 15 1990

Return to:  
Citizens Savings & Loan Assoc.  
603 Chemeketa St. NE  
PO Box 14650  
Salem, OR 97309  
Attn: Nancy Bishopnick

TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed made by Della Armin Jones and Judy Lavonne Jones as grantors to Mountain Title Company, Inc., as trustee, in favor of Citizens Financial Services Joint Venture, Inc., a corporation, as beneficiary, dated May 21, 1984, recorded May 23, 1984, in the mortgage records of Klamath County, Oregon, in AM-4 at page 81279, and as to which Maurice L. Russell, II, Attorney at Law, was appointed successor trustee by instrument recorded March 23, 1987, in the mortgage records of Klamath County, Oregon, in AT-87 at page 4369, covering the following described real property situated in said county and state, to-wit:

A tract of land situated in that portion of Lot 25, Section 20, Township 35 South, Range 7, East of the Williamette Meridian, in the County of Klamath, State of Oregon, lying East of the Dalles-California Highway and more particularly described as follows:

Beginning at an iron pin located in the Easterly boundary of the Dalles-California Highway, said point being South 89° 41' East a distance of 1040.73 feet from the iron pipe on the intersection of the North line of Lot 17 and the Easterly boundary of said Highway; thence South 89° 43' East parallel with the North line of Lot 17, a distance of 253 feet to an iron pin; thence North 69° 41' West parallel with said Dalles-California Highway, a distance of 200 feet to an iron pin; thence North 69° 43' West parallel with said North line of Lot 17 a distance of 253 feet to an iron pin on the Easterly boundary of said Highway; thence South 89° 41' East along the Easterly boundary of said Highway, a distance of 200 feet, more or less, to the place of beginning.

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 85.733(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 Interest Only Payment Due	
December 15, 1986, and All Such Monthly	
Payments Following:	\$ 774.33
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:	
Principal balance:	\$ 13,400.00
Accrued Interest:	\$ 127.76
Total:	\$ 13,527.76

WHEREFORE, notice hereby is given that the undersigned trustee will on August 19, 1987, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 100.110, Oregon Revised Statutes, at Klamath County Court House - 316 Main Street 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 85.733 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 85.753 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 10, 1987

Maurice L. Russell, II

Trustee

State of Oregon, County of Marion ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trust(s) and that the foregoing is a complete and correct copy of the original trust deed(s) and notice of sale.

Maurice L. Russell, II

Attorney for Beneficiary

1987, June 24, July 1, 8, 15, 1987

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Company

on this 11th day of August A.D., 19 87  
at 11:30 o'clock A M. and duly recorded  
in Vol. M87 of Mtges. Page 14379

Evelyn Biehn, County Clerk

By [Signature]

Deputy.

Fee, \$5.00