

Willamette Savings & Loan

Affidavit of Publication

80358

Vol. M87 Page 18479

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

#127 Trustees sale

Powley

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:

Aug. 23, 1987

Aug. 30, 1987

Sept. 6, 1987

Sept. 13, 1987

Total Cost: \$299.20

Sarah L. Parsons

Subscribed and sworn to before me this 13
day of Sept. 1987

Lita Buckle
Notary Public of Oregon

My commission expires Jan 15 1990

Ret. George C. Reinmiller
521 S.W. Clay
Portland, Ore - 97201

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust deed made by George C. Powley, as grantor, to D. L. Trust, as trustee, in favor of Security Savings and Loan Association, as beneficiary, dated August 2, 1976, recorded August 2, 1976, in the mortgage records of Klamath County, Oregon, in volume No. M78 of page 1612, or as fee title instrument/microfilm/recording No. covering the following described real property situated in said county and state, to-wit:
762 California, Klamath Falls, Oregon 97601
Lot 3, Block 105, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon for Highway by Deed Recorded June 2, 1960 in Volume 221, page 350, and Deed Recorded October 5, 1934 in Volume 287, page 150, all Deed Records of Klamath County, Oregon.
Beneficial interest assigned to American Savings & Loan Association by instrument recorded May 22, 1981 as Vol. M81, Page 9600, Klamath County Records.
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 \$217.00 each, commencing with the payment due November 1, 1986 and continuing each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$20.10 as of April 23, 1987 and further late charges of \$3.35 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, and plus the deficit reserve account balance of \$14.30.
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 \$16,330.20 with interest thereon at the rate of 9.75% per annum from October 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.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 14, 1987, at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 86.735, at 1:30 p.m., 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 86.733 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 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 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 May 11, 1987
GEORGE C. REINMILLER - Successor Trustee
521 SW Clay
Portland, OR 97201
226-2607
#127 Aug. 23, 30, Sept. 6, 13, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

George C. Reinmiller, Attorney
on this 12th day of October A.D., 19 87
at 9:34 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 18479
By Evelyn Biehn, County Clerk
By P. Smith, Deputy.
Fee, \$5.00