

92581

Vol. m88 Page 17183

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

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

#051 Trustees sale-Sheldon

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

~~successive and consecutive weeks or days~~

(4 insertion s) in the following issue s: —

Aug. 16, 1988

Aug. 23, 1988

Aug. 30, 1988

Sept. 6, 1988

Total Cost: \$236.64

Sarah L. Parsons

Subscribed and sworn to before me this 6
day of Sept. 1988

[Signature]
Notary Public of Oregon
My commission expires Jan 5, 1990

Return: Bruce Huffman
409 Pine St.
Klamath Falls, Or. 97601

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Matt D. Sheldon, as grantor, to Mountain Title Company, Inc., as trustee, in favor of Marcella Crutchfield, as beneficiary, dated May 20, 1983, recorded May 23, 1983, in the mortgage records of Klamath County, Oregon, in reel M83, at page 7931, microfilm, covering the following described real property, situated in said county and state, to-wit:

Block 7, Allamont. Acres described as follows: Beginning at a point on the North line of LaVerne Ave. 186 ft. East of the West line of Lot 11 of said Block 7; said point being 30 ft. North of the centerline of LaVerne Ave.; thence North parallel to the West line of Lot 11, 63.80 ft. to a point; thence East 121.90 ft. to the East line of said Block 7; thence South 63.80 ft. to the North line of LaVerne Ave.; thence West along the North line of LaVerne Ave. 121.90 ft. to the point 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 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:

\$263.08 for real property taxes
and insurance
6.16 regular payment of interest

Total \$269.24

By reason of said default the beneficiary has declared all obligations secured by said sums due immediately due and payable, said sums being the following: \$26,048.96 as of 5-18-88.

WHEREFORE, notice is hereby given that the undersigned trustee will on October 14, 1988, at the hour of 10 o'clock, A.M., Standard Time, as established by Section 187.110 Oregon Revised Statutes, at front door of 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 foreclosing 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 86.760 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED 5-26-88

Bruce Huffman, Trustee
State of Oregon, County of Klamath, ss.:
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.
Bruce Huffman
Attorney for said Trustee
J051 Aug. 14, 23, 30, Sept. 6, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Bruce Huffman
on this 12th day of Oct. A.D., 1988
at 4:41 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 17183
Evelyn Biehn County Clerk
By [Signature] Deputy.

Fee, \$8.00