

93832

Affidavit of Publication

Vol. 188 Page 19208

STATE OF OREGON,
COUNTY OF KLAMATH

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
#179 Trustees sale-Williams

S&M# 88-10128

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

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

Oct. 6, 1988

Oct. 13, 1988

Oct. 20, 1988

Oct. 27, 1988

Total Cost: \$572.00

Sarah L. Parsons

Subscribed and sworn to before me this 27
day of Oct. 19 88

[Signature]
Notary Public of Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 14th day
of Nov. A.D., 19 88 at 2:13 o'clock P.M., and duly recorded in Vol. M88
of _____ on Page _____
of _____ Mortgages

FEE \$8.00

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by WILLIAM J. T. AND DORIS L. WILLIAMS, HUSBAND AND WIFE as grantor, as to ASPEN TITLE AND ESCROW COMPANY, as Trustee, in favor of TOWN & COUNTRY MORTGAGE, INC., AN OREGON CORPORATION as Beneficiary, dated MARCH 30, 1984, recorded APRIL 12, 1984, in the mortgage records of KLAMATH County, Oregon, in book No. M-84 at page 6081 covering the following described real property:

LOT 24, LANDIS PARK, IN THE COUNTY OF KLAMATH, STATE OF 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 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 payments in the sum of \$439.57 from August 1, 1987 through January 1, 1988, and monthly payments in the sum of \$491.89 from February 1, 1988, together with all costs, disbursements and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

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 sum being the following, to wit: \$35,892.26, together with interest thereon at the rate of 12.50% per annum from August 1, 1987, until paid, together with all costs, disbursements and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 20, 1989, at the hour of 11:00 a.m. o'clock, in accordance with the standard time established by ORS 167.110, at the MAIN ENTRANCE 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 has or had power to convey at the time of the execution of 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 86.753 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 due (other than such portion of the principal as would not then be due has 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 obligations 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: 11-16-88
HOWARD L. MORAN, Successor Trustee
State of Oregon, County of Multnomah ss:
I, the undersigned, certify that the foregoing instrument is a complete and exact copy of the original trustee's notice of sale.
SHAPIRO & MORAN
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201
(503) 227-4566
S&M# 88-10128
Lender Loan# 254140-7
1179 Oct. 6, 13, 20, 27, 1988

Return to: Shapiro & Moran
4380 S.W. Macadam
Portland, Or 97206