

47288

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 185 Page 4625

(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

#537-Trustee's Sale - Lueb

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

~~successive and consecutive weeks day~~

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

February 12, 1985

February 19, 1985

February 26, 1985

March 5, 1985

Total Cost: \$252.72

Sarah L. Parsons

Subscribed and sworn to before me this 5

day of March 19 85

Notary Public of Oregon

My commission expires Jan. 15 1986

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Robert E. Lueb and Phyllis A. Lueb, as grantor, to Transamerica Title Company, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated May 25, 1983, recorded May 25, 1983, in the mortgage records of Klamath County, Oregon, in volume No. M83 at page No. 8182 and whereas a successor trustee, Douglas A. Port, Attorney at Law, was appointed pursuant to ORS 86.790(2) by written instrument recorded on November 13, 1984, in volume No. M84 at page No. 19155, covering the following described real property situated in said county and state, to-wit:

Lot 7, Block 42, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, 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 on November 13, 1984, in volume No. M84 at page No. 19156 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:

The monthly installments of principal, interest, and other charges of \$418 due July 1, 1983 through January 1, 1984, and the monthly installment of \$485 due February 1, 1984 through November 1, 1984, and each subsequent installment due the first of each month.

By reason of said default the beneficiary has declared all obligations secured by said trust deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$41,090.78 with interest thereon at the rate of 10.5 percent per annum from June 1, 1984 until paid, plus trustee's fees, attorney's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of said trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 4, 1985, at the hour of 1:30 o'clock, P.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at the front steps 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 86.760 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 November 15, 1984

Successor Trustee

Douglas A. Port

Attorney at Law OSB No. 61046

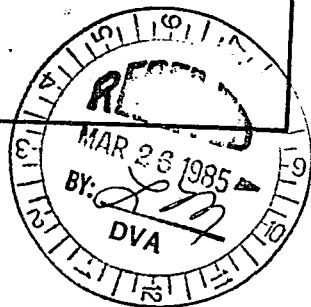
State of Oregon, County of Marion, ss:

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Douglas A. Port

Trustee

1537 Feb. 12, 1985, Mar. 5, 1985



Ret: ATC

4626

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 29th day of March A.D. 19 85
at 3:30 o'clock P M, and duly
recorded in Vol. M85 of Mortgages
Page 4625

EVELYN BIEHN, County Clerk
By *Pam Smith* Deputy
Fee 9.00