

ATC-28262

Affidavit of Publication

47450

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. M85 Page 4913

(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

#546-Trustee's Sale - Vaughn

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

~~successive and consecutive weeks~~ day's

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

February 4, 1985

February 11, 1985

February 18, 1985

February 25, 1985

Total Cost: \$239.40

Sarah L. Parsons

Subscribed and sworn to before me this 25
day of February 1985

[Signature]
Notary Public of Oregon

My commission expires Jan. 15 1986

TRUSTEE'S NOTICE OF SALE

NEAL H. BELL, trustee, will sell the property described below at 3:30 P.M. on April 9, 1985. The sale will be held at front steps of Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon.

A tract of land situated in Government Lot 1 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, State of Oregon, more particularly described as follows:

BEGINNING at a point marked by a P. K. nail on the North line of said Section 3, said point being East 4518.68 feet from the brass cap monument marking the Northwest corner of said Section 3, said point also being West 769.85 feet from a P. K. nail at the intersection of East Langel Valley Road and Gale Road, accepted as the Northeast corner of said Section 3; thence South 01° 13' 00" West 54.55 feet to a 5/8 inch iron pin; thence South 06° 15' 00" West 189.72 feet to a 5/8 inch iron pin; thence South 01° 13' 40" East, 129.74 feet to a 5/8 inch iron pin; thence South 00° 55' 44" West 81.86 feet to a 5/8 inch iron pin; thence South 39° 28' 30" East, 104.67 feet to a 5/8 inch iron pin; thence South 09° 12' 24" West 188.48 feet to a 5/8 inch iron pin; thence South 18° 23' 16" East, 54.52 feet to a 5/8 inch iron pin; thence South 67° 36' 48" East 131.25 feet to a 5/8 inch iron pin; thence North 79° 22' 06" East 81.63 feet to a 5/8 inch iron pin on the Westerly right of way line of the Gale Lateral; thence Northerly along said right of way line, North 26° 28' 00" West, 49.39 feet; North 18° 20' 00" East, 121.56 feet; North 12° 15' 00" West, 289.75 feet; North 55° 51' 00" West, 184.94 feet; North 06° 15' 00" East, 204.21 feet; North 01° 13' 00" East 58.65 feet to the North line of said Section 3; thence West 60.02 feet to the POINT OF BEGINNING; including the area in the County Road right of way along the Northerly line, with bearings based on the North line of Section 3 as established as being East. The right of way of the Gale Lateral was established 20.00 feet West of Deed record to correlate the Deed right of way to the existing ditch.

Said sale is to satisfy obligations secured by a trust deed covering said property from RICHARD G. VAUGHN, aka RICHARD GENE VAUGHN, and SHARON R. VAUGHN, husband and wife, Grantor, to NEAL H. BELL, Trustee, for PACIFIC WEST MORTGAGE CO., an Oregon corporation, Beneficiary, dated February 18, 1982, and recorded in Book M82, Page 2352, Reception or Fee Number 9448, Klamath County Mortgage Records.

The default for which the foreclosure is being made is failure to pay the monthly payments in the amount of \$118.89 due on September 24, 1984, and October 24, 1984, 1982-83 real property taxes and 1983-84 real property taxes.

The sum owing on the obligation secured is: Principal \$5,831.44, plus interest at 18.5% per annum from August 20, 1984, to October 14, 1984, plus interest at 23.5% per annum from October 14, 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 deed.

Beneficiary and trustee have elected to sell the property to satisfy the obligation, the grantor, grantor's successor, and any other person named in ORS 86.753 have the right to have the foreclosure proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, together with costs, trustee's and attorney's fees and by curing any other default complained of in the notice of default, at any time prior to five (5) days before the trustee conducts the sale.

DATED this 20th day of November, 1984.

Neal H. Bell, Trustee
#546 Feb. 4, 11, 18, 25, 1985

AFTER RECORDING RETURN TO:

Neal H. Bell
Post Office Box 497
Stayton, OR 97383

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 3rd day of April A.D., 19 85 at 3:32 o'clock P M,
and duly recorded in Vol M85, of Mortgages on page 4913.

Fee: \$ 5.00