

Affidavit of Publication

Vol. M86 Page 20381STATE 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

#258 Trustees Sale-Brewer

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

~~consecutive and consecutive week's days~~

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

Oct. 8, 1986

Oct. 15, 1986

Oct. 22, 1986

Oct. 29, 1986

Total Cost: \$282.88

Sarah L. Parsons

Subscribed and sworn to before me this 29
day of October 19 86

My commission expires Jan 15 90

Notary Public of Oregon

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Lawrence A. Brewer and Yvonne L. Brewer, husband and wife, as grantors, to Transamerica Title Insurance Company, as trustee, in favor of Peoples Mortgage Company, a Washington corporation, as beneficiary, dated December 12, 1979, recorded December 18, 1979, in the mortgage records of Klamath County, Oregon, in volume No. M79 at page 2877, relating the following described real property, situated in said county and state, to-wit: The Southerly 50 feet of Lot 14 and the Northerly 20 feet of Lot 15, WEST PARK, in the City of Klamath Falls, in the County of Klamath, State of Oregon.
The beneficiary has appointed William L. Larkins, Jr. of Weiss, DesCamp, Botteri & Huber, as successor trustee.
By Assignment of Deed of Trust recorded February 12, 1980, in Volume M80, page 274, Records of Klamath County, Oregon, the beneficial interest in said trust deed was assigned to Federal National Mortgage Association. 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: The payments of principal and interest due February 1, 1986 and on the first (1st) day of each month thereafter in the amount of \$343 each, plus late charges totalling \$194.76, all totalling \$3,432.76. 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 principal balance due in the sum of \$43,450.25, plus interest on the unpaid balance at the rate of 11.5% per annum from January 1, 1986 until paid in full, plus late charges totalling \$194.76, plus the cost of a foreclosure sale in the sum of \$271, and plus other costs and disbursements incurred in the said foreclosure proceeding.
WHEREFORE, notice is hereby given that the foreclosed trust deed will be sold, to-wit: at the hour of 11:00 o'clock, A.M. on the 11th day of November, 1986, at the front entrance of the Klamath County Courthouse, 316 Main Street, 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 foreclosed real property, which the trustee has conveyed power to convey of the property secured by him of the said trust deed, together with any interest which the grantor or his successors or 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 then due (either then 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 entering 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.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 10th day of Nov. A.D., 19 86
at 11:11 o'clock A M. and duly recorded
in Vol. M86 of Mtges. Page 20381

Evelyn Biehn, County Clerk

By Ann Smith

Deputy.

Fee, \$5.00

Return to: William L. Larkins,
Weiss, DesCamp, Botteri & Huber
2300 U.S. Bancorp Tower
111 S.W. Fifth Avenue
Portland, Oregon 97204