

## Affidavit of Publication

PFC 10036

STATE OF OREGON,  
COUNTY OF KLAMATH

(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

#296 Trustees Sale-Arthur

PFC # 79444

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

~~consecutive and consecutive weeks~~

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

Nov. 3, 1986

Nov. 10, 1986

Nov. 17, 1986

Nov. 24, 1986

Total Cost: \$274.72

Sarah L. Parsons

Subscribed and sworn to before me this 24  
day of November 19 86

Lita Backa  
Notary Public of Oregon

My commission expires Jan 15 19 90

PFC #7844  
**TRUSTEE'S NOTICE OF SALE**  
Reference is made to that certain trust deed  
made by LAWRENCE W. ARTHUR AND  
JUDITH G. ARTHUR, as grantor, to MOUN-  
TAIN TITLE COMPANY, as trustee, in favor of  
United States National Bank of Oregon, as  
beneficiary, dated May 23, 1978, recorded May  
24th, 1978, in the official records of Klamath  
County, Oregon, in book reel volume No. M78 at  
page 10948, fee/file/instrument/microfilm/  
reception No. \_\_\_\_\_, covering the following  
described real property situated in said County  
and State, to-wit:

Lot 4, Block 1, of REPLAT OF BUREKER  
PLACE, according to the official plat thereof on  
file in the office of the County Clerk of Klamath  
County, 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  
Section 86.735(3) of Oregon Revised Statutes; the  
default for which the foreclosure is made is  
grantor's failure to: Make monthly payments of  
\$395.00 each, commencing with the payment due  
on January 1, 1986 and continuing each month  
until this Trust Deed is reinstated or goes to  
Trustee's Sale; plus a late charge of \$5.00 on  
each installment not paid within 15 days follow-  
ing the due date of the note; Trustee's fees &  
other costs and expenses associated with this  
foreclosure;

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: Pay the sum of  
\$32,533.05, together with interest thereon at the  
rate of 9.875% per annum, from December 1,  
1985 until paid; plus all accrued late charges;  
and all Trustee's fees, foreclosure costs and any  
sums advanced by the beneficiary pursuant to  
the terms of said Deed of Trust;

WHEREFORE, notice hereby is given that the  
undersigned trustee will on January 5th, 1987, at  
the hour of 10:00 o'clock, A.M., Standard Time,  
as established by Section 187.110, Oregon  
Revised Statutes, at the front steps to the

Klamath County Courthouse, in the City of  
Klamath Falls, County of Klamath, State of  
Oregon, sell at public auction to the highest bid-  
der 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 in-  
terest which the grantor or his successors in in-  
terest acquired after the execution of said trust  
deed, to satisfy the foregoing obligations thereby  
secured and the costs and expenses of sale, in-  
cluding a reasonable charge by the trustee.  
Notice is further given that any person named in  
Section 86.753 of Oregon Revised Statutes has the  
right to have the foreclosure proceeding  
dismissed and the trust deed reinstated by pay-  
ment 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, trustee's and attorney's fees  
and by curing any other default complained of in  
the Notice of Default by tendering the perfor-  
mance required under the obligation or trust  
deed, at any time prior to five days before the  
date the trustee conducts the sale.  
In construing this notice, the masculine gender  
includes the feminine and the neuter, the singu-  
lar includes the plural, the word "grantor" in-  
cludes 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" in-  
clude their respective successors in interest, if  
any.

Dated: August 13th, 1986  
PEELLE FINANCIAL CORPORATION,  
Trustee

BY: Sandra P. Smith, Secretary  
PEELLE FINANCIAL CORPORATION  
197 East Hamilton Avenue, Suite 202  
Campbell, California 95008  
STATE OF CALIFORNIA

COUNTY OF Santa Clara ss:  
I, the undersigned, certify that I am a Trustee  
Sale Officer, and that the foregoing is a complete  
and exact copy of the original trustee's Notice of  
Sale.  
Elena Holter  
#296 Nov. 3, 10, 17, 24, 1986

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 27th day of Jan. A.D., 19 87  
at 2:00 o'clock P M. and duly recorded  
in Vol. M87 of Mtges. Page 1245  
By Evelyn Biehn, County Clerk  
By Ann Smith Deputy.

Fee, \$5.00

Return to:  
Peelle Financial Corporation  
2525 Southwest First Ave. #170  
Portland, Oregon 97201