

72093

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

Vol. 481 Page 3684

(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

#520 Trustees Sale

Lamb

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

insertions and four week's delay,
(4 insertion s) in the following issue s: —

Feb. 3, 1987

Feb. 10, 1987

Feb. 17, 1987

Feb. 24, 1987

Total Cost: \$318.24

Sarah L. Parsons

Subscribed and sworn to before me this 24
day of February 1987

Notary Public of Oregon

My commission expires Jan 15 1990

Return: Eric Brown
242 S. Grape St.
Medford, OR 97501

AMENDED TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by ROGER M. LAMB, as grantor, to D. L. HOOTS, as trustee, in favor of Security Savings and Loan Association, as beneficiary, dated April 13, 1979, recorded May 1, 1979, in the mortgage records of Klamath County, Oregon, in volume No. M79 at page 9772, covering, in following described real property situated in Lot 4 in Block 13, HILLSIDE ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the County Clerk of Klamath County, Oregon:

Beneficial interest assigned to American Savings and Loan Association, a Utah savings and loan association by instrument recorded May 29, 1981 as Volume M81, Page 9603, Klamath County Records.

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 installments of \$562.80 each, commencing with the payment due October 1, 1984, and commencing with the payment due January 1, 1985 payments increase to \$573.24 and continue each month until this trust deed is reinstated or goes to Trustee's sale; plus accrued late charges of \$140.70 as of March 13, 1985 and further late charges of \$28.14 on each delinquent payment thereafter; plus all fees, costs, and expenses associated with this foreclosure and all sums expended by beneficiary to protect the property or its interest there during the pendency of this proceeding.

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 sum of \$57,633.59 with interest thereon at the rate of 10.75% per annum from September 1, 1984, until paid; plus all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during the pendency of this proceeding.

The Notice of Default and original Notice of Sale given pursuant thereto stated that the property would be sold on Sept. 27, 1985, at the hour of 1:00 o'clock P.M., in accord with the standard of time established by ORS 187.110, at front door, Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon; however, subsequent to the recording of said Notice of Default the original sale proceedings were stayed by order of the court or by proceedings under the National Bankruptcy Act or for other lawful reason. The beneficiary did not participate in obtaining such stay. Said stay was terminated on November 1, 1986.

WHEREFORE, notice hereby is given that the undersigned trustee will on March 27, 1987, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110 at front door, Klamath County Courthouse in the City of Klamath Falls, County of Klamath, State of Oregon, (which is the new date, time and place set for said sale) 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 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 (other than 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 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 "person" 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 November 24, 1986

Eric P. Brown

Trustee

Filed Feb. 3, 10, 17, 24, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 9th day of March A.D., 19 87
at 10:44 o'clock A M. and duly recorded
in Vol. M87 of Mtgs. Page 3684

Evelyn Biehn, County Clerk
By John Smith

Fee, \$5.00

Deputy.