

Affidavit of Publication

K-39095

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

(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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid
county and state; that the

#653 Trustees Sale-Kent/VA

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

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

April 8, 1987April 15, 1987April 22, 1987April 29, 1987

Total Cost: \$272.00

Sarah L. ParsonsSubscribed and sworn to before me this 29
day of April 1987Lita Bucka
Notary Public of OregonMy commission expires Jan 15 1990

LOAN NO. P2834
TRUSTEE'S NOTICE OF SALE
Reference is made to the certain Trust Deed made by DAVID L. KENT and KAREN KENT, as grantors, to Transamerica Title Insurance, as trustee, in favor of State of Oregon, by and through the Director of Veterans Affairs, as beneficiary, dated June 6, 1983, recorded June 7, 1983, in the mortgage records of Klamath County, Oregon, M-83, Page 8845; and whereas a successor trustee, Douglas A. Port, Attorney at Law, was appointed pursuant to ORS 86.790(2) by written instrument executed on December 24, 1986, M-86, Page 23811, covering the following described real property situated in said county and state, to-wit: Lot 4, Block 2, CASCADE PARK, in the County of Klamath, State of Oregon.
The mailing address of the above-described property is: 3530 Hope Street, Klamath Falls, Oregon 97601.
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 December 24, 1986, M-86, Page 23811 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:
Monthly payments in the amount of \$623 due February 1, 1986, and each month thereafter except for the following payments made \$500 on February 5, 1986; \$200 on March 3, 1986; \$750 on April 7, 1986; \$700 on May 29, 1986, and payments of \$650 on June 20, 1986, and July 2, 1986.
The total delinquency is \$5,539.
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 \$60,814.74 with interest thereon at the rate of 10.5 percent per annum from 10/22/1984 (interest on a \$25,000 tax advance loan from December 22, 1984) until said Trust Deed is paid in full, and the beneficiary's costs and expenses in connection with the foreclosure sale.

WHEREFORE, which herein is given that the undersigned trustee will on May 21, 1987, at the hour of 1:30 o'clock, p.m. in accordance with the standard of time established by Section 86.710, Oregon Revised Statutes, at office of the beneficiary, Department of Veterans Affairs, 344 South 6th Street, Suite 102 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 this 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 secured by 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 86.753 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 December 31, 1986
Douglas A. Port
Successor Trustee
Attorney at Law OSB No. 61064
State of Oregon
County of Marion
I, the undersigned, certify that the foregoing is a true and correct copy of the original notice of sale and that the same was duly recorded.

Trustee
M-83 April 6, 15, 22, 29, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Company

on this 11th day of May A.D. 19 87
at 1:53 o'clock P. M. and duly recorded
in Vol. M87 of Mtges. Page 8010
Evelyn Biehn, County Clerk
By Sam Smith

Fee, \$5.00

Deputy

Return to: Department of Veterans' Affairs
700 Summer Street, NE
Salem, Oregon 97310-1201

Attn: Douglas A. Port