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STATE OF OREGON,

COUNTY OF KLAMATH

Affidavit of Publication

RECEIVED JUN 5 1987

@ 9:00 Am

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Vol. M87 Page 9715

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed wherein THOMAS J. GASTALDI, JR. GRANTOR, KLAMATH COUNTY TITLE COMPANY (REAL G. BUCHANAN, AS SUCCESSOR), IS TRUSTEE, and GERALD H. GOWAN and ADA MAYE GOWAN, HUSBAND AND WIFE, IS BENEFICIARY, recorded in Official/Aircraft Record, Vol. M87, Page 22207, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Tract 54.4 feet of Lot A Block 2, Home Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: Monthly payments in the amount of \$225.00 coming due on September 15, 1985, and a further and like payment in the amount of \$225.00 for each month thereafter PLUS REAL PROPERTY TAXES IN THE AMOUNTS AS FOLLOWS: 1984-85 \$453.30 plus interest; 1981-82 \$482.00 plus interest; 1982-83 \$541.72 plus interest; 1983-84 \$523.17 plus int.; 1984-85 \$549.00 plus int.; 1985-86 \$566.21 plus int.; 1986-87 \$593.55 plus int.

The sum owing on the obligation secured by the trust deed is \$12,541.75 plus interest accrued through February 4, 1987 in the sum of \$1,000.12, together with interest on the said sum from 2/28/86 at the rate of 9% per annum together with the real property taxes referred to hereinabove, plus (usury) a fee, attorney's fees, foreclosure costs, and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property in default. The obligation pursuant to ORS 86.740 to 86.793.

The property will be sold as provided by law on June 5, 1987, at 1:00 o'clock P.M. based on standard of time established by ORS 107.110 at 401 Main Street, Suite 215, Klamath Falls, Klamath County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion 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 this notice, at any time prior to five days before the date last set for sale.

Dated: February 4, 1987
NEAL G. BUCHANAN, Successor Trustee
222 April 28, May 5, 12, 19, 1987

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

#752 Trustees sale-Gastaldi

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four(4 insertion s) in the following issue s: —April 28, 1987May 5, 1987May 12, 1987May 19, 1987

Total Costs: \$176.80

Sarah L. ParsonsSubscribed and sworn to before me this 19
day of May 19 87Lita Ducka
Notary Public of OregonMy commission expires JUN 15 1990Set: Neal G. Buchanan, Atty
601 Main St, #215STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Neal G. Buchanan, Attorney at Law
on this 5th day of June A.D., 19 87
at 9:00 o'clock A M. and duly recorded
in Vol. M87 of Mtges. Page 9715
Evelyn Biehn, County ClerkBy PRM Smith

Deputy.

Fee, \$5.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan, Attorney at Law the 16th day
of June A.D., 19 87 at 2:30 o'clock P M., and duly recorded in Vol. M87
of Mortgages on Page 10407

FEE \$5.00

Evelyn Biehn
By Bernetha A. Smith County Clerk

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