

83717

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHVol. M88 Page 1074

(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

#337 Trustees sale-Sheip

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four~~insertions and consecutive week s days~~(4 insertion s) in the following issue s: Nov. 27, 1987Dec. 4, 1987Dec. 11, 1987Dec. 18, 1987Total Cost: \$299.20Sarah L. ParsonsSubscribed and sworn to before me this 18
day of Dec. 1987

Notary Public of Oregon

My commission expires Jan 15, 1990

Set: AT+E

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Patrick E. Shelp and Patricia M. Shelp, husband and wife, as grantor, to Safeco Title Insurance Company of Oregon, as trustee, in favor of Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, as beneficiary, dated February 27, 1984, recorded February 27, 1984, in Oregon, in volume No. M-84 at page 3084* covering the following described real property situated in said county and state, to-wit: Lot 795, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Property address: 2001 Reclamation, Klamath Falls, OR 97601

*recorded March 7, 1984, Volume M-84, page 3568

**beneficial interest under said Deed of Trust was assigned to Lomas & Nettleton Company by instrument recorded September 14, 1987, in Volume M-87, page 16632, of the records 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 Oregon Revised Statutes 84.735(3), the default for which the foreclosure is made is grantor's failure to pay, when due the following sums: monthly payments of \$229.58 beginning 12/1/84 to 9/1/87; plus late charges of \$34.65; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

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: \$22,328.64 with interest thereon at the rate of 8.0 percent per annum beginning 11/1/84 until paid; plus late charges of \$34.65; together with title expense, costs, trustee's fees and attorney's fees incurred herein by reason of said default; and any further sums advanced by the beneficiary for the protection of the above described real property and its interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 3, 1988, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 187.110, at inside door to main lobby of the County Court house, 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 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 84.753 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 84.753.

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 and 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 September 17, 1987
David E. Fennell
3200 US Bancorp Tower, 111 SW 5th Avenue,
Portland, OR 97204 (503) 228-3200
Trustee

State of Oregon, County of Multnomah ss:
I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Mark C. Rutzick
Attorney for said Trustee
#337 Nov. 27, Dec. 4, 11, 18, 1987

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow, Inc.on this 21st day of January A.D., 19 88
at 3:40 o'clock P M. and duly recorded
in Vol. M88 of Mtges. Page 1074

Evelyn Biehn, County Clerk

By Pat Smith

Fee, \$5.00

Deputy.