

MTC-17973
84403 Affidavit of Publication

Vol. M88 Page 2212

STATE OF OREGON,
COUNTY OF KLAMATH

200 FEB 15 PM 3 20

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
#422 Trustees sale-Stratton

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

~~insertions and consecutive weeks~~
(4 insertion s) in the following issue s:

Jan. 12, 1988

Jan. 19, 1988

Jan. 26, 1988

Feb. 2, 1988

Total Cost: \$269.28

Sarah L. Parsons

Subscribed and sworn to before me this 2
day of February 1988.

[Signature]
Notary Public of Oregon
My commission expires Jan 15, 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of February A.D. 19 88 at 3:20 o'clock P M., and duly recorded in Vol. M88
of Mortgages on Page 2212

FEE \$5.00

Evelyn Biehn, County Clerk
By [Signature]

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a Trust Deed executed by Kenneth W. Stratton and Grace E. Stratton, husband and wife, as Grantor, to Mountain Title Co., as Trustee, dated July 13, 1983, and recorded July 22, 1986, in the official records of Klamath County, Oregon, in (as) Vol. M85 pg. 12633 with Mellon Financial Services Corporation as the original Beneficiary, covering the following described real property:

The North Half of Tract No. 44 of ALTA MONT SIAALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM a strip of land 10 feet wide lying along the West end of said Lot 44, deeded to Klamath County, by Deed dated May 6, 1942, recorded September 11, 1944, in Volume 169 of Deeds, Page 543, Klamath County, Oregon.

ALTA: 5435 Alameda Drive, Klamath Falls, Oregon 97603
Peele Financial Corporation, Successor Trustee, and the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded a Notice of Default pursuant to ORS 63.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to make monthly payments of \$371.10 each, commencing with the payment due on April 8, 1987, and continuing each month until this Trust Deed is refinanced or goes to Trustee's Sale, plus a late charge of 5% on each installment not paid within 10 days following the due date, and all Trustee's fees and other costs and expenses associated with this foreclosure, and any further breach of any term or condition contained in subject Note and Trust Deed, in addition to failure to pay the balance due on payment for March in the amount of \$113.52.

By reason of the default, the Beneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due are: \$20,520.07 plus accrued interest at the rate of 10% per annum from March 17, 1987 until paid, all secured interest charges and prepayment penalty, if any; all Trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of the trust deed.

Notice is hereby given that the undersigned Trustee will on March 8, 1988 at the hour of 11:00 o'clock, A.M. standard of time established by ORS 63.710, at: main entrance to Klamath County Courthouse, 316 Main Street
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 above described property which the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations and the costs and expenses of sale, including a reasonable charge by the Trustee.

Notice is further given that any person named in ORS 63.733 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 the principal as would not then be due had not default occurred, together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed; and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default; and any other default under the Trust Deed that may have occurred subsequent to the recording of the Notice of Default, by tendering the performance required under the obligation or Trust Deed, at any time prior to five days before the date last set for the sale.

PEELLE FINANCIAL CORPORATION,
Successor Trustee
By: Crystal Viscman, Foreclosure Officer
DATED: October 23, 1987

TRUSTEE:
Peele Financial Corporation
2525 Southwest First Avenue,
Suite 170, Portland, OR 97201
(503) 223-5757
PFC10325 C.V. 100159271214
#122 Jan. 11, 1988 & Feb. 2, 1988