

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

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
#501 Trustees sale-Bixler

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

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

Feb. 19, 1988

Feb. 26, 1988

Mar. 4, 1988

Mar. 11, 1988

Total Cost: \$233.92

Sarah L. Parsons

Subscribed and sworn to before me this 11
day of March 1988

[Signature]
Notary Public of Oregon

My commission expires Jan 15 1990

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by RAYMOND D. BIXLER and DONNA R. BIXLER, husband and wife, as grantor, to ASPEN TITLE & ESCROW, INC., an Oregon corporation, as trustee, in favor of GERTRUDE A. HEEGE, as beneficiary, dated November 26, 1984, recorded November 28, 1984, in the mortgage records of Klamath County, Oregon, in book No. M-84, at page 19982, covering the following described real property situated in said county and state, to-wit:
The SE 1/4 of Section 12, Township 33 South, Range 13 East of the Willamette Meridian, 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 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 due March 26, 1987 in the sum of \$100.00, and like monthly payments due thereafter and failure to pay property taxes in the sum of \$2069.63 for years 1985/86 and 1986/87 and 1987/88.
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: \$6830.16 with interest at the rate of 10% from February 26, 1987 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on April 26, 1988, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front steps of the 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 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 Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts 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 Section 86.753 of Oregon Revised Statutes.
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, and the words "trustee" and "beneficiary" include their respective successors in interest if any.
DATED December 21, 1987
TIMOTHY A. BAILEY
Trustee
#501 Feb. 19, 26, Mar. 4, 11, 1988

AFTER RECORDING, RETURN TO:

CRANE & BAILEY
Attorneys at Law
296 Main Street
Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Timothy A. Bailey, Attorney

on this 11th day of April A.D., 19 88
at 4:34 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 5466

Evelyn Biehn County Clerk
By [Signature] Deputy.