

Aspen 32152

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH ss.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

#822 Trustee's Notice of Sale

Douglas L. Pratt

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four~~consecutive weeks~~( 4 insertion s) in the following issue s: —May 27, 1988June 3, 1988June 10, 1988June 17, 1988

Total Cost: \$255.68

Sarah L. ParsonsSubscribed and sworn to before me this 17day of May 19 88Keta Backa  
Notary Public of OregonMy commission expires Jan 15 90

TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust deed made by Douglas L. Pratt and Sandra L. Pratt, as grantor, to Farmers Home Administration, U.S.D.A., as trustee, in favor of United States of America, as beneficiary, dated October 12, 1984, recorded October 12, 1984, in the mortgage records of Klamath County, Oregon, in Volume No. M84 at page 17554, or as fee file/instrument/microfilm/reception No. covering the following described real property situated in said county and state, to-wit:

Lot 1, Block 2 of First Addition to Keno Hillside Acres, according to the official plat thereof on file in the office of the County Clerk 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 86.725(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: 5 payments in the amount of \$506.00 each.

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:

Principal: \$46,519.99  
Interest as of 3/22/88: \$2,412.90  
Daily Accrual: \$15,134.91

All fees, costs and expenses incurred in this foreclosure: Recapture of Subsidized Interest, if any. All sums advanced, if any, to protect the property or the beneficiary's interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 18, 1988, at the hour of 11:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at Main entrance of the Klamath 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 86.723 has the right of 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 rendering 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 86.753.

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 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 April 7, 1988.  
Transamerica Title Insurance Company  
James D. Thompson—Assistant Secretary  
Successor Trustee  
State of Oregon, County of Multnomah ss.  
I, the undersigned, certify that I am 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.  
James C. Casterline  
Attorney for said Trustee  
#822 May 27, June 3, 10, 17, 1988

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.on this 25th day of July A.D., 19 88  
at 10:40 o'clock A. M. and duly recorded  
in Vol. M88 of Mortgages Page 11807

Evelyn Biehn County Clerk

By Raoulene Mullendore  
Deputy.

Fee, \$8.00