

Aspen 32204

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 #938 Trustee's Sale Hubbard#938 Trustee's Sale Hubbard#938 Trustee's Sale Hubbard#938 Trustee's Sale Hubbard#938 Trustee's Sale Hubbard

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four#938 Trustee's Sale Hubbard(4 insertion s) in the following issue s: June 29, 1988July 6, 1988July 13, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988July 20, 1988

SUCCESSOR TRUSTEE'S NOTICE OF SALE
Reference is made to that certain Trust Deed, executed and delivered by LAWRENCE C. HUBBARD, as Grantor, to WESTERN PIONEER TITLE CO., as Trustee, to secure those certain obligations in favor of CENTENNIAL BANK, Springfield Branch, as Beneficiary, as follows: That Trust Deed dated September 5, 1986, recorded September 9, 1986, in the mortgage records of Klamath County, Oregon, Volume No. M86, Page No. 16260; said Trust Deed covering the following-described property in Lane County, Oregon, to-wit:
Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of the Southeast quarter of Section 25, Township 24 South, Range 1 East of the Willamette Meridian, Klamath County, Oregon; running thence South 100 feet along the West line of said Northeast quarter, Northwest quarter, Southeast quarter of said Section, thence East 220 feet parallel with the North line of said Northeast quarter, Northwest quarter, Southeast quarter, thence North 100 feet parallel with the West line of said Northeast quarter, Northwest quarter, Southeast quarter to the North line thereof, thence West along said North line 220 feet, more or less, to the point of beginning.
Pursuant to the provisions of that certain Trust Deed, WESTERN PIONEER TITLE CO., as Trustee, resigned on April 26, 1988, and HAMILTON W. BUDGE, JR. was appointed by Successor Trustee in such Trust Deed in the place and stead of the Trustee named therein, which Appointment of Successor Trustee was recorded at Volume No. M88, Page No. 6652, on April 27, 1988, in the Office of the County Recorder of Klamath County, Oregon.
Both the Beneficiary, CENTENNIAL BANK, and the Successor Trustee have elected to sell the said real property to satisfy the obligations secured by said Trust Deed and to foreclose said deed by advertisement and sale; the default for which the following sums owing on said obligation, which the foreclosure is made, is Grantor failure to pay when due the following sums owing on said obligation, which the foreclosure is made, is Grantor failure to pay when due the following sums owing on said obligation, which sums are now past due, owing and delinquent, to-wit: Payment of monthly installments of principal and interest of \$196.47 each for the months of January, February, March and April of 1988, amounting to a current total of \$785.88; together with \$15.64 for late charges and \$170.00 for costs incurred in obtaining a foreclosure report. Grantor's failure just described is the default for which the foreclosure mentioned below is made.

By reason of said default, the Beneficiary, CENTENNIAL BANK, has declared all obligations secured by said Trust Deed immediately due, owing and payable, said sums being the following, to-wit: The principal sum of \$11,874.97, plus accrued interest thereon in the amount of \$426.33 as of March 21, 1988, together with interest from that date at the rate of 13.50% per annum until paid; together with \$19.64 for late charges and \$170.00 for costs incurred in obtaining a foreclosure report.

A Notice of Default and Election to Sell and to foreclose was recorded April 27, 1988, Volume No. M88, Page No. 6653, of said mortgage records, reference thereto hereby being expressly made.

WHEREFORE, NOTICE IS HEREBY GIVEN that the undersigned Successor Trustee will on September 20, 1988, at the hour of 2:00 p.m., Standard Time, as established by Section 917.110 of the Oregon Revised Statutes, at the main entrance, Klamath County Courthouse, 316 Main Street, Klamath Falls, Klamath County, 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 to satisfy the foregoing obligation thereby secured and the costs and expenses of sale, including a reasonable charge by the Successor Trustee. Notice is further given that any person named in Section 86.760 of the Oregon Revised Statutes has the right to have the foreclosure proceedings dismissed and the Trust Deed reinstated by payment of the entire amount due other than such portion of said principal as would not then be due had no default occurred, together with costs, Successor Trustee's and attorney fees, at any time prior to five (5) days before the date set for said sale.

In construing this notice and whenever the context hereof so requires, 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 each and all persons owing on the obligations, the performance of which is secured by said Trust Deed, the word "Trustee" includes any Successor Trustee, and the word "Beneficiary" includes any successor in interest of the Beneficiary first named above.

DATED at Springfield, Oregon May 16, 1988.

HAMILTON W. BUDGE, JR.

Successor Trustee

STATE OF OREGON

County of Lane ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above-named Successor Trustee; that I have carefully compared the foregoing copy of the Successor Trustee's Notice of Sale with the original thereof and the foregoing is a true, correct and exact copy of the original Successor Trustee's Notice of Sale and the whole thereof.

HAMILTON W. BUDGE, JR.

Attorney for Successor Trustee

#938 June 29; July 6, 13, 20, 1988

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.

on this 3rd day of Aug. A.D. 19 88
at 12:53 o'clock P.M. and duly recorded
in Vol. M88 of Mortgages Page 12471.

Evelyn Biehn County Clerk

By Pauline M. Mulendore
Deputy.

Fee, \$8.00

Return: A.T.C.

Subscribed and sworn to before me this 20

day of July 1988.

Kita Bucka

Notary Public of Oregon

Jan 15 1989

My commission expires Jan 15 1989