

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

#940 Trustees sale Carpenter

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

~~successive weeks~~

(4 insertion s) in the following issue s:

July 7, 1988

July 14, 1988

July 21, 1988

July 28, 1988

Total Cost: \$195.84

Sarah L. Parsons

Subscribed and sworn to before me this 28

day of July, 1988

Kate Backus
Notary Public of Oregon

My commission expires Apr 15, 1990

Return: Kellington, Krack, Richmond & Blackhurst
15 Newton St.
Medford, Or. 97501

87967

Vol. M88 Page 8762

K-40549

TRUSTEE'S NOTICE OF SALE

NOTICE is hereby given that the obligation secured by the trust deed described below is in default, and that the beneficiary has elected to foreclose the trust deed pursuant to ORS 86.705 to 86.795. No action is now pending to recover any part of the debt secured by the trust deed. Information required by ORS 86.735 and ORS 86.745 is as follows:

1. Grantor: Stephen E. Carpenter,
an unmarried man

Trustee: Transamerica Title Insurance Co.
Successor Trustee: Bruce Kellington,

Attorney

Beneficiary: Amlac Mortgage Corporation
Holder of Beneficial Interest: Oregon Housing Agency, who took title as Housing Division, Department of Commerce, State of Oregon

2. Property covered by trust deed:

Lot 22, Independence Tracts, less the West 120 feet thereof, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

3. Trust deed was recorded on March 27, 1981, as No. 97667, Volume M81, Page 5491, Mortgage Records, Klamath County, Oregon.

4. Default for which foreclosure is made is the failure to pay the following: The monthly installment of \$382.74 per month for the months of October, November, and December 1987, and January, February, and March 1988, and the monthly installment of \$360.11 per month beginning with the installment due April 1, 1988, and monthly installments in the same amount due the 1st day of each month thereafter.

5. The sum owing on the obligation secured by the trust deed is: \$32,502.05, together with interest thereon at the rate of 9.75% per annum from September 1, 1987, until paid, plus late charges at the rate of 4% of any installment not paid within 15 days of the due date, until paid, plus trustee's fees, attorney fees, foreclosure costs and any sums advanced by the beneficiary pursuant to the terms of said trust deed.

6. The beneficiary has and does elect to sell the property to satisfy the obligation. A Notice of Default was recorded as No. 86499, Volume M88, Page 6188 of the Mortgage Records of Klamath County, Oregon.

7. The property will be sold in the manner prescribed by law on September 26, 1988, at 10:30 o'clock a.m., based on the standard of time as established by ORS 187.110, at the front door of the Klamath County Courthouse, in the City of Klamath Falls, County of Klamath, Oregon.

8. Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had not default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

Dated this 21 day of April, 1988.
Bruce Kellington - Trustee
#940 July 7, 14, 21, 28, 1988

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Bruce Kellington

on this 15th day of Aug. A.D. 19 88
at 10:51 o'clock A. M. and duly recorded
in Vol. M88 of Mortgages Page 13165

Evelyn Biehn County Clerk

By Pauline Mueland

Deputy.

Fee, \$8.00