

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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid

county and state; that this

#972 Trustees sale-Peters

#88-10066

a printed copy of which is hereto annexed,
was published in the entire issue of said
newspaper for four~~successive consecutive weekdays~~(4 insertion s) in the following issue s: —July 15, 1988July 22, 1988July 29, 1988Aug. 5, 1988Total Cost: \$274.72Sarah L. ParsonsSubscribed and sworn to before me this 5
day of August 1988

Notary Public of Oregon

My commission expires 1992

TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by ROBERT FRANK PETERS and MARIS K. PETERS, as grantor, to TRANSAMERICA TITLE INSURANCE COMPANY, as trustee, in favor of CENALR FEDERAL SAVINGS BANK as Beneficiary, dated June 4, 1979, recorded June 18, 1979, in the mortgage record of Klamath County, Oregon, in Volume No. M-75 at Page 14310, covering the following described real property:

LOT 15, BLOCK 41, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon, EXCEPTING THEREFROM the Southeast 1/4 foot.

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 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly payments in the sum of \$344.91 from May 1, 1987, and in the sum of \$330.05 from February 1, 1988, together with all fees, costs, and/or disbursements incurred, paid and/or assessed by the beneficiary and/or trustee, their employees, agents or assigns.

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: \$25,784.75, with interest thereon at the rate of 10.0% per annum from April 1, 1987, until paid, together with all fees, costs and/or disbursements incurred, paid and/or assessed by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on August 31, 1988 at the hour of 1:05 p.m. o'clock, in accord with the standard time established by ORS 187.110, at the main entrance to the Klamath County Courthouse 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 has or had power to convey at the time of the execution of 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 86.753 has the right, at 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 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 obligations 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.

SHAPIRO & MORAN, Successor Trustee
By: /s/ Howard L. Moran
Dated April 19, 1988

State of Oregon, County of Multnomah) ss:
I, the undersigned certify that the foregoing instrument is a complete and exact copy of the original trustee's notice of sale.

Howard L. Moran
SHAPIRO & MORAN
4380 S.W. Macadam Avenue
Suite 310
Portland, Oregon 97201
(503) 227-4566
S&M #: 88-10066
Lender Loan #: 2556256
#972 July 15, 27, 29, Aug. 5, 1988

Return to: Shapiro & Moran
4380 S.W. Macadam Ave.
Suite 310
Portland, Or 97201

STATE OF OREGON,
County of Klamath

ss.

Filed for record at request of:

Klamath County Title Co.

on this 17th day of Aug. A.D., 19 88
at 11:50 o'clock A. M. and duly recorded
in Vol. M88 of Mortgages Page 13300

Evelyn Biehn, County Clerk

By Randee M. Melin
Deputy.

Fee, \$8.00