

# 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

#063 Trustees sale-Bean

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

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

Aug. 30, 1988

Sept. 6, 1988

Sept. 13, 1988

Sept. 20, 1988

Total Cost: \$291.04

Sarah L. Parsons

Subscribed and sworn to before me this 20

day of Sept. 1988

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 Bill V. Bean and Geraldine M. Bean, as grantor, to Klamath County Title Company, as trustee, in favor of State of Oregon, by and through the Director of Veterans Affairs, as beneficiary, dated March 7, 1984, recorded March 8, 1984, in the mortgage records of Klamath County, Oregon, in Book Number M-84, at Page Number 3742, and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.730(3) by written instrument recorded on May 10, 1988, in Book Number M-88, at Page Number 7361, covering the following described real property situated in said county and state, to-wit:

Tax Account No. Code 138 Map 3507-17AO TL500  
Key #232938  
Code 118 Map 3507-17AO TL600  
Key #232910

Lot 1, Block 1, WINEMA PENINSULA, No. 1, in the County of Klamath, State of Oregon.  
The mailing address of the above-described property is Highway 422, Schonchin John Drive, Chiloquin, Oregon 97624.

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 on May 10, 1988, in Book M-88, at Page Number 7362, 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:

Full monthly payments in the amount of \$250 due February 1, 1987, and the first day of each month thereafter, through January 1, 1988 (partial payments made).

Full monthly payments in the amount of \$249 due February 1, 1988, and the first day of each month thereafter.

The total delinquency is \$1,746.

By reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following, to-wit:

The principal sum of \$21,300.11 with interest thereon at the rate of 10.5 percent per annum from September 23, 1987, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 13, 1988, at the hour of 10:00 o'clock a.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at the front steps of 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 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 86.733 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then

due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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; the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED May 18, 1988

Successor Trustee

Douglas A. Port

700 Summer Street, NE

Salem, Oregon 97310

Phone (503) 373-2123

State of Oregon

County of Marion ss:

I, the undersigned, certify that the foregoing is a complete and exact copy of the original trustee's

notice of sale.

Douglas A. Port

Trustee

#063 Aug. 30, Sept. 6, 13, 20, 1988

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Aspen Title Co.

on this 6th day of Oct A.D. 1988  
at 2:10 o'clock PM and duly recorded  
in Vol. M88 of Mortgages Page 16761

Evelyn Biehn County Clerk

By Daniel Mullins

Deputy.

Fee, \$8.00

Return: Dept. of Veterans Affairs