

# Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATH

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

#114 Trustees sale-Ewald

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

~~successive and consecutive weeks or days~~  
( 4 insertion s) in the following issue s:       

Sept. 9, 1988

Sept. 16, 1988

Sept. 23, 1988

Sept. 30, 1988

Total Cost: \$310.08

Sarah L. Parsons

Subscribed and sworn to before me this 30  
day of Sept. 1988

Lita Bucka  
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 Allen W. Ewald and Robin A. Ewald, as grantor, to Commonwealth Land Title Insurance Co., as trustee, in favor of First Interstate Bank of Oregon, N.A., fka First National Bank of Oregon, as beneficiary, dated May 30, 1980, recorded May 30, 1980, in the mortgage records of Klamath County, Oregon in volume No. M80 at page 9831 covering the following described real property situated in said county and state, to-wit: Lot 39 and the Easterly 8 feet of Lot 40, as shown on the map entitled "Roselawn Subdivision of Block 70 Buena Vista Addition to Klamath Falls, Oregon", situated in the State of Oregon, County of Klamath. Together with the North half of the thereto vacated adjoining tract would attach 308 page 405; Deed records of Klamath County, Oregon, (726 Roseway Drive, Klamath Falls, OR 97601) Beneficial interest assigned to Housing Division, Oregon Housing Agency, State of Oregon, nka Infirmum recorded May 30, 1980 as Vol. M80, Page 9845; re-recorded June 24, 1980, Vol. M80, Page 11579, Klamath County Records. 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 86.715(3); the default failure to pay when due the following sums: Monthly installments of \$314.01 each, commencing with the payment due January 1, 1988 and continuing each month until this trust deed is reinstated or goes to Trustee's sale, plus accrued late charges of \$50.87 as of May 18, 1988 and further late charges of \$12.77 on each delinquent payment thereafter; plus all fees, costs and expenses associated with this foreclosure, property or its interest therein during the pendency of this proceeding; evidence that taxes are paid as provided by the terms of the Trust Deed, and plus the deficit reserve account balance of \$11.32. 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: The sum of \$25,645.89 with interest thereon at the rate of 9.25% per annum from December 1, 1987, until paid; plus all fees, cost and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein during pendency of this proceeding; evidence that taxes are paid as provided by the terms of the Trust Deed, and plus the deficit reserve account balance of \$11.32. WHEREFORE notice hereby is given that the undersigned trustee will on October 28, 1988, at the hour of 1:00 P.M., Pacific Standard Time at front door - 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 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 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 tendering 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 secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Dated May 26, 1988  
George C. Reinmiller Successor Trustee  
521 SW Clay  
Portland, OR 97201  
226-3607  
#114 Sept. 9, 16, 23, 30, 1988

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Crane & Foltyn

on this 27th day of Oct. A.D., 1988  
at 4:43 o'clock P.M. and duly recorded  
in Vol. M88 of Mortgages Page 18234

Evelyn Biehn  
County Clerk  
By Pauline Mullendare  
Deputy.  
Fee, \$8.00

AFTER RECORDING RETURN TO:

GEORGE C. REINMILLER  
+ ASSOCIATES  
ATTORNEYS AT LAW  
521 SW CLAY, PORTLAND 97201