

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

ss.

I, Deanna Azevedo, 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

#394 Trustees sale-Carey

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: —

Jan. 12, 1989

Jan. 19, 1989

Jan. 26, 1989

Feb. 2, 1989

Total Cost: \$359.04

Subscribed and sworn to before me this 2
day of Feb. 1989

Notary Public of Oregon

My commission expires Jan 15 1990

Loan No. P66714

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by Harold G. Carey and Janice A. Carey, as grantor, to Klamath County Title, as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated August 7, 1984, recorded August 8, 1984, in the mortgage records of Klamath County, Oregon, in Book No. M-84, at Page No. 13650, and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.790(3) by written instrument recorded on September 21, 1988, in Book No. M-88, at Page No. 15596, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: Code 43 Map 3909-1CD TL 4800 Key No. 509729

A track of land in the SE1/4SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly right of way line of Patterson Street as the same is presently located and constructed, from which an iron pin marking the Northwest corner of the SE1/4SW1/4 of said Section 1, bears South 89° 06' West 30 feet; thence South 0° 54' East along the said Easterly right of way line of Patterson Street, 1060.0 feet to an iron pin on the Southerly right of way line of Maryland Street; thence North 89° 06' East along the said Southerly right of way line of Maryland Street 520.0 feet to an iron pin and the true point of beginning of the tract to be hereinafter described; thence continuing North 89° 06' East along said Southerly right of way line of Maryland Street 100.64 feet to a point; thence South 0° 54' East to a point on the South line of a tract of land conveyed to William D. Bishop, et ux., by deed recorded October 10, 1958, in Book 304 at page 525, Deed records of Klamath County, Oregon; thence South 89° 06' West to a point; said point being South 0° 54' East 143.35 feet from the true point of beginning; thence North 0° 54' West 143.35 feet to the true point of beginning.

The mailing address of the above-described property is 6336 Maryland Street, Klamath Falls, Oregon 97603.

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 on September 21, 1988, in Book No. M-88, at Page No. 15597 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 \$531 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 \$537 due February 1, 1988, and the first day of each month thereafter (partial payments made).

The total delinquency is \$5,902.

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 \$52,422.58 with interest thereon at the rate of 10.5% percent per annum from May 12, 1988, 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 February 28, 1989, at the hour of 2:00 o'clock, p.m. in accord with the Standard of Time established by Section 167.110, 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 86.753 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 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; and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED October 3, 1988

Douglas A. Port,

Successor Trustee

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.

Trustee
#394 Jan. 12, 19, 26 Feb. 2, 1989

STATE OF OREGON,
County of Klamath

ss.

Filed for record at request of:

Aspen Title Co.

on this 21st day of Feb. A.D., 19 89
at 10:55 o'clock A M. and duly recorded
in Vol. M89 of Mortgages Page 3108
Evelyn Biehn County Clerk

By Deanna Azevedo Deputy.

Fee, \$8.00

Return: A.T.C.