

97570

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Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATH

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

#328 Trustees sale-Turner

a printed copy of which is hereto annexed,

was published in the entire issue of said

newspaper for four

~~insertions~~

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

Dec. 30, 1988

Jan. 6, 1989

Jan. 13, 1989

Jan. 20, 1989

Total Cost: \$258.40

Deanna L. Azevedo

Subscribed and sworn to before me this 20
day of Jan, 1989

Leta Backa
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 Linda M. Turner, as grantor, to Klamath County Title Company, as trustee, in favor of Vernon C. Julien, as beneficiary, dated July 20, 1988, recorded August 3, 1988, in the mortgage records of Klamath County, Oregon, in volume No. M88 at page 12511, or as instrument No. 89993, covering the following described real property situated in said county and state, to-wit:

The North Half of the Southwest Quarter of the Southwest Quarter of Section 23, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT the following: Beginning at the Northwest corner of the North Half of the Southwest Quarter of the Southwest Quarter of said Section 23, Thence South 330 feet to a point, thence East 660 feet, thence North 330 feet, thence West 660 feet, more or less to the point of beginning.

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: September 1, 1988 monthly installment of \$132.22, plus October 1, 1988 monthly installment of \$132.22.

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 unpaid principal balance of \$4,300.00, plus interest thereon at the rate of 15% per annum from August 1, 1988 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 14, 1989 at the hour of 1:00 o'clock, P.M. in accord with the standard of time established by ORS 187.110, at Front entrance 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 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 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 is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED October 13, 1988.

Patrick J. Kelly, Trustee

State of Oregon, County of Josephine ss:

I, the undersigned, certify that I am the attorney or one of the attorneys for the above named trustee and that the foregoing is a complete and exact copy of the original trustee's notice of sale.

Patrick J. Kelly

Attorney for said Trustee

#328 Dec. 30, 1988 Jan. 6, 13, 20, 1989

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Patrick J. Kelly
on this 28th day of Feb, A.D. 19 89
at 2:58 o'clock P.M. and duly recorded
in Vol. M89 of Mortgages Page 3551.
Evelyn Biehn
County Clerk
By Pauline Mendenhall Deputy.

Fee, \$8.00

Return: Patrick J. Kelly
1200 N.E. 7th St.
Grants Pass, Or. 97526

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