

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 _____

#404 Trustees sale

Jansen

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. 13, 1989

Jan. 20, 1989

Jan. 27, 1989

Jan. 30, 1989

Feb. 6, 1989

In construing this instrument, 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 persons 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 this 12 day of August, 1988.
William M. Ganong
Successor Trustee
1151 Pine Street
Klamath Falls, OR 97601
(503) 882-7228
#404 Jan. 13, 20, 27, 30, Feb. 6, 1989

Total Cost: \$209.44 261.80

Subscribed and sworn to before me this 30

day of Jan. 19 89

Notary Public of Oregon

My commission expires Jan 15, 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 23rd day of March A.D., 19 89 at 4:33 o'clock P.M., and duly recorded in Vol. M89 of Mortgages on Page 4947

FEE \$8.00

Return: Wm. M. Ganong

292 Main, Klamath Falls, Or. 97601

Evelyn Biehn County Clerk

By Deanna Azevedo

TRUSTEE'S NOTICE OF SALE
YOU ARE GIVEN NOTICE: THAT THE BENEFICIARY AND TRUSTEE HAVE ELECTED TO SELL THE PROPERTY DESCRIBED BELOW TO SATISFY THE FOLLOWING DESCRIBED OBLIGATION:

1. The names of the Grantor, Trustee and Beneficiary named in the subject Trust Deed are:

a. Grantor: Jacob Milton Jansen
b. Trustee: Aspen Title & Escrow, Inc. an Oregon Corporation

c. Beneficiary: Velma Mae Carey

2. The legal description of the property covered by the subject Trust Deed is: Lot 1, Block 4, STEWART ADDITION, in the City of Klamath Falls, County of Klamath, State of Oregon.

3. The Book, page number and the date the subject Trust Deed was recorded in the Mortgage Records of Klamath County, Oregon are:

Book: M86; Page: 21610; Dated: November 24, 1986.

4. The default for which the foreclosure is made is the Grantor's failure to pay monthly installment payments of \$111.98 each which were due and payable on the 20th day of each month for the months of December, 1987 to July, 1988, inclusive.

5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$3,534.63 plus interest thereon at the rate of 9.0% per annum from December 4, 1987 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 20th day of December, 1988, at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753: the Grantor, the

Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.

In construing this instrument, 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 persons 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 this 12 day of August, 1988.

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Successor Trustee
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5. The sum owing on the obligation secured by the subject Trust Deed is the principal amount of \$3,534.63 plus interest thereon at the rate of 9.0% per annum from December 4, 1987 until paid.

6. The Beneficiary and the Trustee have elected to foreclose the above referenced Trust Deed pursuant to the provisions of Oregon Revised Statutes 86.705 to 86.795.

7. The Trustee will conduct a sale of the above described property at 10:00 a.m. on the 15th day of February, 1989, at the front steps of the Klamath County Courthouse, 300 block of Main Street, Klamath Falls, Oregon.

8. Pursuant to ORS 86.753: the Grantor, the Grantor's successor in interest to all or any part of the above described property, any beneficiary under a subordinate Trust Deed, or any person having a subordinate lien or encumbrance of record on the property; may cure the default or defaults at any time prior to five days before the above said date of sale by paying the entire amount due at the time of cure under the terms of the obligation, other than such portion as would not then be due had no default occurred. In addition, the person affecting the cure shall pay all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the Trustee's and Attorney's fees specified in the said statute.