

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 Newsa newspaper of general circulation, as
defined by Chapter 193 ORS, printed and
published at Klamath Falls in the aforesaid

county and state; that the

LEGAL NOTICE #706TRUSTEES SALE-THORSONa 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:

MAY 14, 1989MAY 21, 1989MAY 28, 1989JUNE 4, 1989Total Cost: \$258.40Deanna AzevedoSubscribed and sworn to before me this 4
day of JUNE 1989Reta B. B. B.
Notary Public of Oregon
My commission expires 1990

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, hereby elects to sell the property described in the Trust Deed to satisfy the obligation secured thereon. Pursuant to ORS 86.744, this following information is provided:

1. PARTIES: Grantor: DEJINIS D. THORSON and SANDRA J. THORSON, assumed from Lawrence E. Wozniak; Trustee: DANIEL C. CORVALLIS, Successor Trustee; MICHAEL C. AROLA, Beneficiary; U.S. BANKCORP. MORTGAGE COMPANY.

2. DESCRIPTION OF PROPERTY: The property is described as follows: Lot 6 in Block 6 of Tract No. 11, Fifth Addition to Seaside Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

3. RECORDING: The Trust Deed was recorded as follows: Date Recorded: August 28, 1988; Volume: MAA, Page 15491, Official Records of Klamath County, Oregon.

4. DEFAULT: The Grantor or any other person obligated on the Trust Deed and Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$649.00 each, due the first of each month, for the months of January through March, 1989; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE: The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$35,404.74 plus interest at the rate of 9.5% per annum from December 1, 1988; plus late charges of \$357.00.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Record of Klamath County, Oregon.

7. TIME OF SALE: This sale shall be held: Date: August 11, 1989; Time: 9:30 a.m.; as established by ORS 86.744; Place: Front of 200 Klamath County Courthouse, 115 Main Street, Klamath Falls, Oregon.

RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to 60 days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or Trust Deed and 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 in ORS 86.753.

NOTICE: The Beneficiary described above is the creditor to whom the debt is owed. Unless the Grantor described above or any other person obligated on Trust Deed and Note secured thereby (debtor) notifies this office within 30 days after receiving this notice that the debtor disputes the validity of the debt or any portion thereof, this office will assume this debt is valid. If the debtor notifies this office in writing within 30 days from receiving this notice, this office will: obtain verification of the debt or obtain a copy of a judgment and verification. If the debtor requests this office in writing within 30 days after receiving this notice, this office will provide the debtor with the name and address of the original creditor, if different from the current creditor. Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: March 31, 1989.
MICHAEL C. AROLA, Successor Trustee
HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL
P.O. Box 1475
Eugene, OR 97440
8706 May 14, 21, 28, June 4, 1989

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co.
on this 12th day of July A.D., 19 89
at 11:23 o'clock A.M. and duly recorded
in Vol. M89 of Mortgages Page 12731
Evelyn Biehn County Clerk
By Doreen M. Miller Deputy.

Fee, \$8.00

Return to: Hershner, Hunter, Moulton, Andrews & Neill
P.O. Box 1475
Eugene, Oregon 97440