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ASPEN 33600

Vol. M89 Page 25092

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

LEGAL #1153

NELSON

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

(4 insertions) in the following issues:

11-8-89

11-15-89

11-22-89

11-29-89

Total Cost: \$242.08

Deanna Azevedo

Subscribed and sworn to before me this 29TH

day of NOVEMBER, 19 89

[Signature]
Notary Public of Oregon

My commission expires Dec 15 90

AFTER RECORDING RETURN TO
Transamerica Title Ins. Co.
12360 E. Burnside
Portland, Oregon 97216
Attn: James D. Thompson

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by Jeffrey A. Nelson as grantor, to Partners Home Administration, U.S. 117, as trustee, in favor of United States of America, as beneficiary, dated July 19, 1989, recorded July 19, 1989, in the mortgage records of Klamath County, Oregon, in volume No. 7185, page 1427, covering the following described real property situated in said county and state, to-wit:
That portion of Block 16 of BOWNE ADDITION to the Town of Bonanza, lying southerly of the southerly right of way of State Highway 70, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
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:
Principal in the amount of \$472.00 each. Real property taxes for the years 1986 through 1989.
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:
Principal: \$45,725.34
Interest as of 7/14/89: \$2,402.00
Daily Accrual: 14.0319
All fees, costs and expenses incurred in this foreclosure. Receipt of subsidized interest, if any, to the beneficiary's interest therein.
WHEREFORE, notice hereby is given that the undersigned trustee will on January 19, 1990, at the hour of 10:00 o'clock, A.M., in accordance with the standard of time established by ORS 107.110, at Main entrance of the Klamath County Courthouse at 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 86.733 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) or by curing any other default complained of hereunder, or 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 86.733.
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 September 1, 1989
Transamerica Title Insurance Company
James D. Thompson Assistant Secretary
#1153 Nov 3, 13, 22, 29, 1989

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title

on this 28 day of Dec A.D., 19 89
at 3:51 o'clock P M. and duly recorded
in Vol. M89 of Mortgage Page 25092

By Evelyn Biehn County Clerk
By Bernetha A. Heloch Deputy.
Fee,