

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 #1154

CONNER

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: _____

11-8089

11-15-89

11-22-89

11-29-89

Total Cost: \$266.56

Deanna Azevedo

Subscribed and sworn to before me this 29TH

day of NOVEMBER, 19 89

Notary Public of Oregon

My commission expires Jan 15, 19 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 the certain trust deed
made by John E. Conner and Rebecca Conner,
as grantor, to Farmers Home Administration,
U.S.D.A., as trustee, in favor of United States of
America, as beneficiary, dated January 7, 1981,
recorded January 7, 1981, in the mortgage re-
cords of Klamath County, Oregon, in volume 110,
page 246, covering the following described
real property situated in said county and
state, to wit:
A parcel of land in the NE 1/4 SW 1/4 of Section 10,
Township 33 South, Range 11, E.W.M. described
as follows:
Beginning at a point on the East line of said
NE 1/4 SW 1/4 which bears S. 015° 02' E. a distance
of 117.0 feet from the Northeast corner of said
NE 1/4 SW 1/4; thence N. 89° 57' 55" W. a distance of
07.51 feet to a point; thence N. 0° 15' 07" W. a
distance of 77.0 feet to a point; thence S.
0° 57' 53" E. a distance of 17.54 feet to a 1/2 inch
iron pin on the East line of said NE 1/4 SW 1/4; said
iron pin being S. 0° 15' 09" E. 40.0 feet from the
Northeast corner of said NE 1/4 SW 1/4; thence S.
0° 15' 09" E. along said East line a distance of 7.0
feet 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 sum:
11 payments in the amount of \$171.00 each. Real
property taxes for the year 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 \$46,341.93
Interest to 6/8/22/89 \$38,702
Daily Accrual 1,694
All fees, costs and expenses incurred in this
foreclosure, Recapture of Subsidized Interest, if
any, All sums advanced, if any, to protect the
property of the beneficiary's interest therein.
WHEREFORE, notice hereby is given that the
undersigned trustee will on January 19, 1990 at
the hour of 10:05 a.m. A.M. in accord with the
standards of time established by ORS 86.737, at
Main 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 a right to convey at the time of the ex-
ecution by him of the said trust deed, together
with any interest which the grantor or his suc-
cessors 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
party claiming 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 pay-
ment 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),
and by curing any other default complained of
herein that is capable of being cured by tender-
ing the performance required under the obliga-
tion of said deed, and in addition to pay said
sums or tendering the performance necessary to
cure the default; or paying all costs and ex-
penses actually incurred in enforcing the obliga-
tion and trust deed, together with trustee's and
attorney's fees not exceeding the amounts pro-
vided 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" in-
cludes 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 suc-
cessors in interest, if any.
DATED September 1, 1989
Transamerica Title Insurance Company
James D. Thompson, Assistant Secretary, Suc-
cessor
STUCKEIN 11-29-89

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title

on this 29 day of Dec A.D., 19 89
at 3:51 o'clock P.M. and duly recorded
in Vol. M89 of Mtgs Page 25103

Evelyn Biehn, County Clerk
By Deborah A. Hetch

Deputy.

Fee, \$100

15 C.H. 62 330 60.