

10865

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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

#413 Trustee's Sale-Ingebretson

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. 18, 1989

Jan. 25, 1989

Feb. 1, 1989

Feb. 8, 1989

Total Cost: \$236.64

Deanna L. Azevedo

Subscribed and sworn to before me this 8
day of Feb. 1989

Leta Bucka
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 Earl S. Ingebretson and Elaine M. Ingebretson, husband & wife, as grantor, to Mike Ratliff, as successor Trustee, in favor of William H. Lankford, as beneficiary, dated November 18, 1988, recorded December 2, 1988, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M88 at page 20536, or as fee/file/instrument/microfilm/reception No. _____, covering the following described real property situated in said county and state, to-wit:

Lot 15, Block 4, Oregon Shores Subdivision, Tract 1053, according to the official plat thereof on file in the office of the County Clerk, 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 86.731(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

May 15, 1986 - \$38.06; \$48.06 due and payable the 15th day of each month thereafter.

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 and interest due through January 15, 1989 - \$1234.31.

WHEREFORE, notice hereby is given that the undersigned trustee will on July 18, 1989 at the hour of 11:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at 228 North 7th Street, 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 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 86.753 has 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 rendering 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 January 13, 1989.

Mike Ratliff, Trustee

State of Oregon, County of Klamath 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.

Attorney for said Trustee

#413 Jan. 18, 25, Feb. 1, 8, 1989

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 31st day of Jan. A.D., 19 90
at 2:11 o'clock P M. and duly recorded
in Vol. M90 of Mortgages Page 2180

Evelyn Biehn
By Debrae Mulendore Deputy.

Fee, \$8.00

Return to Mike Ratliff
228 N. 7th
Klamath Falls, Or.