

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHI, 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 #1204

FLEET

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:

DEC. 4, 1989

DEC. 11, 1989

DEC. 18, 1989

DEC. 26, 1989

Total Cost: \$266.56Subscribed and sworn to before me this 26THday of DECEMBER, 1989

Notary Public of Oregon

My commission expires 12/31/90
STATE OF OREGON, COUNTY OF KLAMATH: ss.Filed for record at request of Patrick J. Kelly the 4th day
of April, A.D., 1990 at 2:30 o'clock P M., and duly recorded in Vol. M90
of Mortgages on Page 6188

FEE \$8.00

Return: Patrick J. Kelly

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Dorothy E. Einkkila, as grantor, to Klamath County Title Company, as trustee, in favor of Frank Fleet and Lynn Belle Fleet, husband and wife, or survivor, as beneficiary, dated March 17, 1989, recorded March 27, 1989 in the mortgage records of Klamath County, Oregon, in volume No. A89 at page 499, or as instrument No. 1784 covering the following described real property situated in said county and state, to-wit:

A piece or parcel of land situated in Lots 31 and 32 of MEERHILL TRACTS, a platted portion of Klamath County in the City of Merrill, Oregon, being more particularly described as follows: Beginning at a 5/8 inch aluminum capped iron pin from which the Northwest corner of Section 11, Township 41N, Range 10E of the Willamette Meridian, Klamath County, Oregon, bears North 14.0 feet and East 353.3 feet distant, said point of beginning also being on the South right-of-way of the Oregon State Highway No. 57; thence East along the South right-of-way of said highway 70.0 feet to a 5/8 inch aluminum capped iron pin; thence South 60.0 feet to a 5/8 inch aluminum capped iron pin; thence East 70.0 feet to a 5/8 inch aluminum capped iron pin; thence North 79.0 feet, more or less, to the point of beginning.

Both the beneficiary and the trustee have elected to sell this 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: August 7, 1989 monthly installment of \$308.00 plus, September 7, 1989 monthly installment of \$2100 plus, October 7, 1989 monthly installment of \$2100 plus, late charges of \$62.40.

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: The unpaid principal balance of \$15,400.00 with interest thereon at the rate of 16% per annum from July 7, 1989, until paid.

WHEREFORE, notice is hereby given that the undersigned trustee will on March 2, 1990, at the hour of 2:00 o'clock, P.M., in accord with the standard of time established by ORS 167.110, at Front Entrance of Klamath Falls Courthouse, 315 Main 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 said described real property, which the grantor had or had power to convey at the time of the execution by him of 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 167.110 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 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 November 17, 1989

Patrick J. Kelly, Trustee

State of Oregon, County of Josephine: ss.

I, the undersigned, certify that I am the attorney of one of the attorneys for the above named trustee and that the foregoing is a complete and accurate copy of the original trustee's notice of sale.

Patrick J. Kelly

Attorney for said Trustee

1989 Dec. 4 11:24 AM

By Evelyn Biehn, County Clerk