

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

aforsaid county and state; that the

LEGAL #1359

TRUSTEE'S SALE

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:

FEB. 22, 1990

MAR. 1, 1990

MAR. 8, 1990

MAR. 15, 1990

Total Cost: \$242.08

Deanna Azevedo

Subscribed and sworn to before me this 15TH

day of MARCH, 1990

Notary Public of Oregon

My commission expires June 15, 1994

(COPY OF NOTICE TO BE PASTED HERE)

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MARGARET ANN COURTICE, as grantor, to MOUNTAIN TITLE CO., INC., as trustee, in favor of GARY J. AND LINDA A. TERPENTING, husband and wife, as beneficiaries, dated May 15, 1985, recorded May 23, 1985, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M85 at page 7726, covering the following described real property situated in said county and state, to-wit:

The N1/2SE1/4SW1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a non-exclusive easement over the East 60' of Government Lot 2 lying South of Highway 140, the East 40' of Government Lot 3 and the East 60' of the North 1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, for ingress and egress to and from the subject property.

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:

27 MONTHLY PAYMENTS AT \$144.80 - \$4,440.96

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:

UNPAID PRINCIPAL BALANCE - \$15,776.51

UNPAID INTEREST THROUGH 12-8-89 \$3,097.41

WHEREFORE, notice hereby is given that the undersigned trustee will on APRIL 23, 1990, at the hour of 10:00 o'clock A.M. in accordance with the standard of time established by ORS 187.110 at 10:00 o'clock A.M. in the front foyer 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 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 obligation hereby secured and the costs and expenses of sale, including a reasonable and lawful fee for the trustee.

Notice is further given that any person named in ORS 86.735 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) and by curing any other default complained of herein that is capable of being cured 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 86.735.

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: 12-13-89

By Aspell, Della-Rose & Richard

Notaries Public

Filed Feb. 22, Mar. 1 & 15, 1990

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Aspell, Della-Rose & Richard
on this 12th day of April A.D., 19 90
at 3:23 o'clock P M. and duly recorded
in Vol. M90 of Mortgages Page 6843
Evelyn Biehn
By Deanna Mullender Deputy.

Fee, \$8.00

Return: Aspell, Della-Rose & Richard
122 S. 5th St., #100, Klamath Falls, Or. 97601