

17039

Vol. m90 Page 13180

## 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 #1707

KEITH

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:JUNE 1, 1990JUNE 8, 1990JUNE 15, 1990JUNE 22, 1990Total Cost: \$220.32Deanna AzevedoSubscribed and sworn to before me this 22NDday of JUNE, 19 90

Notary Public of Oregon

My commission expires June 15, 1992

(COPY OF NOTICE TO BE PASTED HERE)

## TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by MICHAEL D. KEITH and JOANN J. KEITH, husband and wife, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of RICHARD J. SUSTACHEK and BEVERLY SUSTACHEK, as beneficiary, dated December 8, 1989, recorded January 19, 1990 in the mortgage records of Klamath County, Oregon, in volume No. M90 at page 1382, covering the following described real property situated in said county and state, to-wit:

The NE 1/4 SW 1/4 of Section 8, Township 38 South, Range 11, East of the Willamette Meridian, 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: Monthly payments of \$381.48 on February 19, 1990, and each month thereafter, plus real estate taxes for the year 1989-90 in the amount of \$599.99 plus interest.

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: \$36,154.64 plus interest at the rate of \$9.726 per day from March 27, 1990, plus real estate taxes in the amount of \$599.99 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 9, 1990, at the hour of 10:00 o'clock, A.M. in accord with the standard of time established by ORS 187.110, at Klamath County Courthouse, front steps, 316 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 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, 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 right, at any time prior to five days before the date 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 re-

quired 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.

Dated May 15, 1990  
Richard F. Bieh, Trustee  
Filed June 4, 1990

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Proctor & Faircloon this 3rd day of July A.D. 19 90  
at 2:57 o'clock P.M. and duly recorded  
in Vol. M90 of Mortgages Page 13180

Evelyn Biehn County Clerk

By Deanna Azevedo

Deputy.

Fee, \$8.00

Return: Proctor & Fairclo  
280 Main, Klamath Falls, Or. 97601