

# 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 # 2079

### TRUSTEE'S NOTICE OF SALE

NICHOLIS

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:

OCTOBER 4, 1990

OCTOBER 11, 1990

OCTOBER 18, 1990

OCTOBER 25, 1990

Total Cost: \$250.24

Subscribed and sworn to before me this 25TH  
day of OCTOBER 19 90

John Dacka  
Notary Public of Oregon

My commission expires 15 1994

Ret: Boivin, Jones, Uerlings

### (CO) TRUSTEE'S NOTICE OF SALE (E)

Reference is made to that certain trust deed made by MICHAEL KENNETH NICHOLIS, as grantor, to Klamath County Title Co. (Stanley C. Jones as Successor Trustee), as trustee, in favor of EDWARD C. DORE, JEANNE M. DORE AND ROSE J. YOUNG AKA ROSE G. YOUNG, as beneficiary, dated January 19, 1981, recorded February 17, 1981, in the mortgage records of Klamath County, Oregon, at page 2720, or microfilm No. M91, covering the following described real property situated in said county and state, to-wit:

Lot 6, in Block 7 MOUNTAIN LAKES HOMESITES, TRACT 1017, according to the official plat thereof on file in the office of the County Clerk of 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 in the sum of \$145.85 from and including April 15, 1985 to present, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns, including real property taxes totaling \$948.36, plus interest and late charges.

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: \$16,617.08 together with interest thereon at the rate of 12% per annum from September 30, 1989, until paid, real estate taxes paid by the beneficiaries totaling \$848.36, plus interest and late charges, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 26, 1990, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, on the steps of the Klamath County Courthouse, 316 Main, Klamath Falls, OR, 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 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 86.753.

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.

STANLEY C. JONES

Trustee

#2079 Oct. 4, 11, 18, 25, 1990

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 5th day of Nov. A.D., 19 90  
at 4:31 o'clock P M. and duly recorded  
in Vol. M90 of Mortgages Page 22240

Evelyn Biehn  
By Deanna Azevedo  
County Clerk

Fee, \$8.00

Deputy.