

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 #1982

TRUSTEES NOTICE - SABIN

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: _____

AUG 29, 1990

SEPT 5, 1990

SEPT 12, 1990

SEPT 19, 1990

Total Cost: \$258.40

Deanna Azevedo

Subscribed and sworn to before me this 19TH

day of SEPTEMBER 19 90

[Signature]
Notary Public of Oregon

My commission expires Jan 15, 94

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Lawrence R. Sabin and Sheila V. Sabin, as grantor, to Aspen Title & Escrow, as trustee, in favor of Transamerica Financial Services, as beneficiary, dated January 10, 1989, recorded February 3, 1989, in the mortgage records of Klamath County, Oregon, in book No. M-89 at page 2170, covering the following described real property situated in said county and state, to-wit:

Lot 6, Block 2, RIDDLE ACRES, in the County of Klamath, State of Oregon, EXCEPT the West 150 feet.

ALSO INCLUDED: 1964 Pontiac mobile home, Oregon license No. X104765, title No. 8915187815, vehicle identification number PK11098.

ALSO INCLUDED: 1967 Brookwood mobile home, Oregon license No. X131345, title No. 9004058701, vehicle identification number 8541.

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:

Failure to pay installments of principal and interest due on the 3rd day of each month in the amount of \$331.00 for the months of August, 1989 through May, 1990, total now due: \$3,310.00; failure to pay delinquent property taxes, paid by beneficiary on January 9, 1990 in the amount of \$536.12.

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:

Balance due of \$13,425.54, plus interest thereon at the rate of 15 percent per annum from September 1, 1989 until paid, plus the sum of \$536.12 for delinquent property taxes paid by beneficiary, plus interest thereon at the rate of 15 percent per annum from January 9, 1990 until paid.

WHEREFORE, notice hereby is given that the undersigned trustee will on October 22, 1990, at the hour of 1:30 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at front door 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 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 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.

WITNESSED June 8, 1990
Patrick G. Huycke, Successor Trustee
#1982 Aug. 29, Sept. 5, 12, 19, 1990

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Patrick G. Huycke

on this 7th day of Nov, A.D., 19 90
at 11:49 o'clock A M. and duly recorded
in Vol. M90 of Mortgages Page 22341

Evelyn Biehn County Clerk

By Deanne M. Nuckles

Deputy.

Fee, \$8.00

Return: Robertson & Huycke
710 Cardley Ave.
Medford, Or. 97504