

22462

MTC 1396-2289

Vol. m90 Page 22509

# 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 Newsa newspaper of general circulation, as  
defined by Chapter 193 ORS, printed and  
published at Klamath Falls in the  
aforesaid county and state; that theLEGAL #2104TRUSTEE'S NOTICE OF SALE -SHRINERS HOSPITAL/BUSERa 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 12, 1990OCTOBER 19, 1990OCTOBER 26, 1990NOVEMBER 2, 1990Total Cost: \$261.12Deanna AzevedoSubscribed and sworn to before me this 2NDday of NOVEMBER 19 90My commission expires Nov 15, 94

Notary Public of Oregon

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

Reference is made to that certain trust deed made by Kenneth R. Buser, as grantor, to Mountain Title Company, as trustee, in favor of Shriners Hospitals for Crippled Children, as beneficiary, dated December 23, 1988, recorded December 23, 1988, in the mortgage records of Klamath County, Oregon, in volume No. M88 at page 21899, covering the following described real property situated in said county and state, to-wit:

A portion of Lot 14, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 14 of Junction Acres; thence along the Westerly line of said Lot 14; S. 0°08' E. 663.2 feet; thence along the Southerly line of Lot 14 N. 89°47' E. 132 feet; thence N. 0°08' W. 663.2 feet to the Southerly line of the Klamath Falls-Lakeview Highway; thence S. 89°47' W. 132 feet more or less, to the point of beginning.

James R. Uerlings, appointed successor trustee June 12, 1990, recorded June 15, 1990 Volume M90, page 11677.

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:

1) Monthly installment November 20, 1989 through May 20, 1990 and those accruing thereafter on the 20th of each month at \$290.73 per month.

2) Real property taxes in the amount of \$691.94 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: \$22,011.52 plus interest after May 31, 1990, until paid of \$5.80 per diem plus real property taxes of \$691.94 plus interest and late charges thereon, plus all costs and attorney fees incurred as a result of this default to the full extent permitted by Oregon law.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 29, 1990, at the hour of 10:00 o'clock A.M., in accord with the standard of time established by ORS 187.110, at 110 North 6th Street, Suite 209 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 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.

DATED June 15, 1990  
James R. Uerlings, Successor-Trustee  
#2104 Oct. 12, 19, 26, Nov. 2, 1990

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mountain Title co.

on this 9th day of Nov. A.D., 19 90  
at 2:27 o'clock P. M. and duly recorded  
in Vol. M90 of Mortgages Page 22509

Evelyn Biehn, County Clerk

By Deanna Azevedo

Deputy.

Fee, \$8.00