

# 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 #2093

TRUSTEE'S NOTICE OF SALE

SAUER - HANSCOM

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 9, 1990

OCTOBER 10, 1990

OCTOBER 23, 1990

OCTOBER 30, 1990

Total Cost: \$258.40

Deanna Azevedo

Subscribed and sworn to before me this 30TH

day of OCTOBER 1990

Notary Public of Oregon

My commission expires Jan 15 94

### TRUSTEE'S NOTICE OF SALE (C) Reference is made to that certain trust deed made by LESLIE L. SAUER and CATHY M. HANSCOM, as grantor, to MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY, as trustee, in favor of BUSTER W. OWENS, as beneficiary, dated October 28, 1988, recorded January 3, 1989, in the mortgage records of Klamath County, Oregon, in volume No. M89 at page 6, covering the following described real property situated in said county and state, to-wit: PARCEL 1: Lot 19 in BLOCK 13 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-07BD-02100. PARCEL 2: Lot 10 in BLOCK 14 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-07BD-00300. 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 Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Monthly installment payments in the amount of \$150.00 each which were due and payable from October 2, 1989, to date, plus a balloon payment which was due and payable on October 28, 1989, to reduce the principal balance to \$3,000.00 or less. Together with delinquent taxes in the sum of \$233.41 plus interest for 1989-1990. 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: The principal sum of \$9,676.28, together with interest at the rate of 10% per annum from October 2, 1989 until paid. Together with delinquent taxes in the sum of \$233.41 plus interest for 1989-1990. WHEREFORE, notice hereby is given that the undersigned trustee will on December 17, 1990, at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at Front Entrance of the Klamath County Courthouse front steps, 314 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 Section 86.753 of Oregon Revised Statutes 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 Section 86.753 of Oregon Revised Statutes. 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 July 26, 1990. D.L. HOOTS, Attorney at Law. 2261 So. 6th St. Klamath Falls, OR 97601 (882-5521) #3093 Oct. 9, 16, 23, 30, 1990

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

D. L. Hoots

on this 4th day of Dec. A.D., 19 90  
at 12:35 o'clock P M. and duly recorded  
in Vol. M90 of Mortgages Page 24030

Evelyn Biehn County Clerk

By Paula Mueller

Deputy.

Fee, \$8.00

Return: D.L. Hoots  
127 S. 6th, Klamath Falls, Or. 97601