

24393

OPS

ASPEN 35501

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 #2218

P68008/LORENTZ, JAKE

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: _____

DECEMBER 6, 1990

DECEMBER 13, 1990

DECEMBER 20, 1990

DECEMBER 27, 1990

Total Cost: \$282.88

Deanna Azevedo

Subscribed and sworn to before me this 27TH

day of DECEMBER 19 90

[Signature]
Notary Public of Oregon
My commission expires Jan 15 94

(COPY OF NOTICE TO BE PASTED HERE)

Loan No. P68008
TRUSTEE'S NOTICE OF SALE

Reference is made to that certain Trust Deed made by John A. VanMeter and Loretta M. VanMeter, as grantor, to Mountain Title Company, Inc., as trustee, in favor of State of Oregon, by and through the Director of Veterans' Affairs, as beneficiary, dated March 22, 1985, recorded March 25, 1985, in the mortgage records of Klamath County, Oregon, Volume M85, page 4341 (by Assumption Agreement the above Trust Deed was assumed by Jake Lorentz and Audree Lorentz, dated August 9, 1989, recorded August 21, 1989, Volume M89, page 155(5), and whereas a successor trustee, Douglas A. Port, was appointed pursuant to ORS 86.790(3) by written instrument, recorded on August 16, 1990, Volume M90, page 16517, covering the following described real property situated in said county and state, to-wit:

Tax Account No.: 1-0502548-R, Code 162, Map 3908-36DA, TL #1400, Key No. 502548.

Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21, and 22, Block 3, TOWN OF MIDLAND, in the County of Klamath, State of Oregon, TOGETHER WITH vacated alley adjacent thereto by Order of Vacation recorded February 6, 1957 in Book 289 at Page 469, Deed Records of Klamath County, Oregon.

The mailing address of the above-described property is 340 Hooter, Midland, Oregon 97634.

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 on August 16, 1990, in Volume M90, page 16518, 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:

Full monthly payments in the amount of \$567 due February 1, 1989, and the first day of each month thereafter through January 1, 1990 (partial payments made).

Full monthly payments in the amount of \$571 due February 1, 1990, and the first day of each month thereafter (partial payments made).

The total delinquency is \$2,855.

By reason of said default, the beneficiary has declared all obligations secured by said Trust Deed immediately due and payable, said sums being the following: to-wit:

The principal sum of \$51,327.71 with interest thereon at the rate of 10.75 percent per annum from March 16, 1990, until paid, plus trustee's fees, attorney's fees, foreclosure costs, and sums advanced by the beneficiary pursuant to the terms of said Trust Deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 17, 1991, at the hour of 1:30 o'clock, p.m., in accord with the Standard of Time established by Section 187.110, Oregon Revised Statutes, at the front steps of the 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 Section 86.753 of Oregon Revised Statutes has the right to have the foreclosure proceeding dismissed and the Trust Deed reinstated by payment to the beneficiary of the entire amount then due (other than such portion of said principal as would not then be due had no default occurred) together with costs and trustee's and attorney's fees as provided by law, at any time prior to five days before the date set for said sale.

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, the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED August 17, 1990
Douglas A. Port
Successor Trustee
700 Summer Street, NE
Salem, Oregon 97310
Phone (503) 373-2123
#2218 Dec 6, 13, 20, 27, 1990

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 7th day
of Jan. A.D. 19 91 at 9:59 o'clock AM., and duly recorded in Vol. M91
of Mortgages on Page 279.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Wickland

Return: ATC