

## Affidavit of Publication

STATE OF OREGON,  
COUNTY OF KLAMATHI, 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

LOCAL #2229

PFC/90798-49

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 13, 1990

DECEMBER 20, 1990

DECEMBER 27, 1990

JANUARY 3, 1991

Total Cost: \$274.72

Subscribed and sworn to before me this 3RDday of JANUARY 19 91

Notary Public of Oregon

My commission expires Jan 15 94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.of Jan. A.D. 19 91 at 3:27 o'clock P M., and duly recorded in Vol. M91 day

FEE \$8.00

Evelyn Biehn County Clerk

By Deanna Azevedo

Return: ATC

## (COPY OF NOTICE TO BE PASTED HERE)

**Notice of Sale**

A default has occurred under the terms of a Trust Deed executed by W. Alan Bowker, and Lenis M. Bowker, as Grantor, to Transamerica Title Insurance Company, as Trustee, dated Feb. 26, 1974 and recorded Feb. 27, 1974, in the official records of Klamath County, Oregon, in Book M-74, Page 2870, 786372, with Equitable Savings & Loan Association as the original Beneficiary, covering the following described real property in Klamath County, Oregon:

A tract of land located in the S1/4 of N1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin marking the Northeast corner of the SE1/4 NW1/4 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, said iron pin also being the Southeast corner of Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, a distance of 10.00 feet; thence South 00 degrees 33 minutes 00 seconds East, a distance of 105.00 feet; thence West, a distance of 116.01 feet; thence Northwest along the Arc of a curve to the right, whose radius is 20 feet and delta is 90 degrees, a distance of 31.41 feet; thence North a distance of 64.25 feet to a point on the South line of the Fourth Addition to Winema Gardens; thence North 89 degrees 39 minutes 15 seconds East, along said South line, a distance of 125.00 feet to the point of beginning.

**TOGETHER WITH** an access easement 30 feet wide and immediately West adjacent to the West line of the above described property.

AKA: 1839 Kimberly Drive, Klamath Falls, OR

FORREST N.A. BACCI, Successor Trustee, and the Beneficiary have elected to sell the property to satisfy the obligations secured by the Trust Deed and recorded's Notice of Default pursuant to ORS 84.735(3). The default for which the foreclosure is made is the failure of Grantor or Grantor's successor in interest to make monthly payments of \$433.41 each, commencing with the payment due 5/20/90, and continuing each month until this Trust Deed is reinstated or goes to Trustee Sale, plus a late charge of 5% on each installment not paid within 15 days following the due date, and all Trustee's fees and other costs associated with this foreclosure, and any further breach of any term or condition in subject Note and Trust Deed.

By reason of the default the Beneficiary has declared all obligations secured by the Trust Deed immediately due and payable. The sums now due are: \$30,793.62 plus accrued interest at the rate of 10% per annum from 4/1/90 and continuing until paid, plus all accrued late charges, Trustee's fees, foreclosure costs, and any sums advanced by the beneficiary pursuant to the terms of the Trust Deed.

Notice is hereby given that the undersigned Trustee will on February 7, 1991 at the hour of 11:00 o'clock AM, standard of time established by ORS 187.110, at the front entrance to the Klamath County Courthouse, 316 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 above described property which the Grantor had or had power to convey at the time of execution of the Trust Deed and any interest which the Grantor or his successors in interest acquired after the execution of the Trust Deed, to satisfy the secured obligations and the costs and expenses of sale, including a reasonable charge by the Trustee.

Notice is further given that any person named in ORS 84.753 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 the principal as would not then be due had no default occurred; together with all costs and expenses actually incurred in enforcing the obligation and Trust Deed, and statutory Trustee's and attorney's fees, and by curing any other default stated in the Notice of Default and any other default under the Trust Deed that may have occurred subsequent to the recording of the Notice of Default, by rendering the performance required under the obligation of Trust Deed, at any time prior to five days before the date last set for the sale.

Dated: September 19, 1990  
FORREST N.A. BACCI, TRUSTEE  
#2229 Dec. 13, 20, 27, 1990, Jan. 3, 1991