

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 #2199

HOWARD, WILLIAMS/TRUSTEE'S

NOTICE OF SALE

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: _____

NOVEMBER 27, 1990

DECEMBER 4, 1990

DECEMBER 11, 1990

DECEMBER 18, 1990

Total Cost: 348.16

Subscribed and sworn to before me this

18TH

day of DECEMBER, 19 90

My commission expires 94

Notary Public of Oregon

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Terry L. Howard and John W. Williams, as grantor, to Stewart Title of Oregon, Inc., as trustee, in favor of Prudential Bank, F.S.B., as beneficiary dated September 23, 1986, recorded September 25, 1986, in the mortgage records of Klamath County, Oregon, in volume No. M86 at page 17495, covering the following described real property situated in said county and state, to-wit:

Beginning at the intersection of the centerlines of Dahlia Street and Clover Street in the City of Klamath Falls in the State of Oregon, thence along the centerline of Clover Street North 54°54'38" East 30.00 feet to the northerly right-of-way line of Dahlia Street, thence continuing along the northerly right-of-way line of Dahlia Street North 37°10'52" West 50.49 feet to the true point of beginning, thence continuing along the northerly right-of-way line of Dahlia Street along a curve to the left having a radius of 427.57 feet, a central angle of 52°02'34", an arc length of 388.37 feet, a long chord of 375.16 feet and a long chord bearing of North 63°12'16" West, thence North 00°46'26" East 359.39 feet, thence South 89°13'34" East 272.76 feet, thence South 00°46'26" West 54.00 feet, thence South 87°22'21" East 198.26 feet to the westerly right-of-way line of Clover Street, thence along the westerly right-of-way line of Clover Street South 02°07'39" West 266.86 feet, thence continuing along the westerly right-of-way line of Clover Street along a curve to the right having a radius of 273.64 feet, a central angle of 47°49'42", an arc length of 228.42 feet, a long chord of 221.85 feet and a long chord bearing of South 26°32'30" West, thence along a curve to the right having a radius of 20.00 feet, a central angle of 92°21'39", an arc length of 32.28 feet, a long chord of 28.86 feet and a long chord bearing of North 83°21'49" West to the northerly right-of-way line of Dahlia Street and the point of beginning.

Pacific First Bank, a Federal Savings Bank, has succeeded to all of Prudential Bank, F.S.B.'s right, title and interest in the Note and Trust Deed and is now the holder thereof.

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 86.753(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

Monthly installments heretofore becoming due and payable under the terms of said trust deed and the obligation secured thereby for the payment of principal, interest and other charges due and payable with respect to said property in the total sum of \$85,224; including the last such monthly installment of \$14,204 due on September 1, 1990, failure to pay real property taxes for the years 1987-88, 1988-89 and 1989-90, and failure to cure all events of default on said note and trust deed.

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: \$1,537,025.90, plus interest at the rate of 10.10 percent per annum from March 1, 1990 through March 31, 1990 and interest thereafter at the rate of 15.10 percent per annum from and after April 1, 1990 until paid; accrued late charges of \$32,669.20; a late charge of \$710.20 for each delinquent installment due after August 1990, the

sum of \$2,935 advanced for a foreclosure report and all sums expended by the beneficiary pursuant to the terms of said trust deed.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 1, 1991, at the hour of 10:00 o'clock A.M., in accordance with the standard of time established by ORS 187.110, at the 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 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 September 20, 1990
Christine A. Kosydar
Successor Trustee
#2199 Nov. 27, Dec. 4, 11, 18, 1990

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Christine A. Kosydar

on this 18th day of Jan. A.D., 19 91
at 11:31 o'clock A M. and duly recorded
in Vol. M91 of Mortgages Page 1222

Evelyn Biehn

County Clerk

By Paulene Mullendore

Deputy.

Fee, \$8.00

Return: Christine A. Kosydar
900 SW Fifth Ave.
Portland, OR. 97204

NEW PAGE