

Affidavit of Publication

STATE OF OREGON,
COUNTY OF KLAMATHI, DEANNA AZEVEDO

being first duly sworn, depose and say

that I am the principal clerk of the

publisher of the HERALD & 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 #2465

TRANSAMERICA VS. SABIN

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:

MARCH 13, 1991

MARCH 20, 1991

MARCH 27, 1991

APRIL 3, 1991

Total Cost: \$272.00

Subscribed and sworn to before me this

3RD

day of

APRIL

19 91

Notary Public of Oregon

My commission expires

JAN 15 1994

STATE OF OREGON,
County of Klamath

Filed for record at request of:

Patrick Huycke

on this 6th day of May A.D., 19 91
at 2:14 o'clock P.M. and duly recorded
in Vol. M91 of Mortgages Page 8437

Evelyn Biehn County Clerk

By Randee Mulendare

Deputy.

Fee, \$8.00

Return: Robertson & Huycke
710 Carley Ave.
Medford, Or. 97504

AMENDED TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed
made by Lawrence R. Sabin and Sheila V. Sabin,
as grantor, to Aspen Trust & Escrow, as trustee,
in favor of Transamerica Financial Services, as
beneficiary, dated January 30, 1989, recorded
February 2, 1989, in the mortgage records of
Klamath County, Oregon, in book No. M-89 at
page 7176, covering the following described real
property situated in said county and state, to
wit:

Lot 2, Block 2, RIDGECREST ACRES, in the County of
Klamath, State of Oregon, EXCEPT the West 150
feet.

ALSO INCLUDED: 1964 Pontiac mobile home,
Oregon License No. X104745, title No. 8815187815,
vehicle identification number PK11076.

ALSO INCLUDED: 1967 Brockwood mobile
home, Oregon License No. X121347, title No.
88482291, vehicle identification number 8541.

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 84.73(3) for the default
for which the foreclosure is made is grantor's
failure to pay when due the following sums:

Failure to pay installments of principal and in-
terest due on the 3rd day of each month in the
amount of \$331.00 for the months of August, 1988
through March, 1991, total now due: \$6,389.00;
failure to pay delinquent property taxes paid by
beneficiary on January 9, 1990 in the amount of
\$334.12.

By reason of said default the beneficiary has
declared all sums coming on the obligation
secured by said trust deed immediately due and
payable, said sums being the following, to-wit:
Balance due of \$13,447.64; plus interest thereon
at the rate of 15 percent per annum from
September 1, 1989 until paid, plus the sum of
\$334.12 for delinquent property taxes paid by
beneficiary, plus interest thereon at the rate of
15 percent per annum from January 9, 1990 until
paid.

WHEREFORE, notice hereby is given that the
foreclosure sale will be held on May 30, 1991, at the
hour of 1:00 o'clock P.M., in accord with the
standard of time established by ORS 84.73(1), at
the place at the front door of the Klamath County
Clerk's Office, in the City of Klamath Falls, County
of Klamath, State of Oregon, and at public auc-
tion to the highest bidder for cash the interest in
the said described real property, which the
grantor had a right to convey at the time of
the execution of said trust deed, and the said trust deed,
together with interest which the grantor or
his successors in interest owe under the ex-
ception of said trust deed to satisfy the fore-
closing 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 84.73(3) has the
right, at any time prior to five days before the
date last set for the sale, to have this foreclosure
proceeding discontinued, and the trust deed
terminated 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 paying any other
default completion of terms that is capable of
being cured by money, and the performance re-
quired under the obligation or trust deed, and in
addition to paying said sums, if rendering 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
84.73(1)(2) and (3).

In construing this notice, the masculine gender
includes the feminine and the singular the plu-
ral, and the word "grantor" in-
cludes any person or persons interested in 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 suc-
cessors in interest, if any. The original sale pro-
ceedings were stayed by the bankruptcy of
Grantor. The stay terminated February 26, 1991.
This notice has been amended following release
from bankruptcy.

DATED March 7, 1991

Patrick R. Huycke, Successor Trustee

#2465 MORTGAGE, Apr. 3, 1991