

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

aforsaid county and state; that the LEGAL #2867

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:

7-16-23-30-91

8-6-91

Total Cost: \$258.40

Subscribed and sworn to before me this 6TH
day of AUGUST 1991

Notary Public of Oregon
My commission expires Jan 15 94

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Louise H. Larimer, as Grantor, to Aspen Title & Escrow Co., as Trustee, in favor of Karen Elaine Koehler, nka Karen Elaine Koehler Delladio, as beneficiary, dated August 17, 1987 and recorded September 21, 1987 in the mortgage records of Klamath County, Oregon in Volume No. M87 at page 17172, or as instrument number 79583, covering the following described real property situated in said county and state, to-wit:

Lot 12 in Block 21 of Tract 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the successor trustee, Michael L. Brant, 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 ORS 86.735 (3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums:

The principal amount of \$10,500 plus interest in the amount of \$3,215.59 due as of January 10, 1991; plus interest on the principal amount at the note rate of 9% per annum from January 11, 1991 until paid in full; plus attorney's fees and costs incurred and associated with this foreclosure action; plus taxes.

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 amount of \$10,500 plus interest in the amount of \$3,215.59 due as of January 10, 1991; plus taxes, and all costs and attorney fees due as a result of this foreclosure; plus interest on the principal amount of \$10,500 at the note rate of 9% per annum from January 10, 1991 until paid in full.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 16, 1991, at the hour of 10 o'clock a.m., in accord with the standard of time established by ORS 187.110, on the steps of the Klamath County Courthouse, 316 Main Street, 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 grantor of the said trust deed, together with any interest which the grantor or grantor's 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 required under the obligation or trust deed, and in addition to paying said sum 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 ORS 86.753.

In construing this notice, 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 THIS 23rd day of April, 1991.

Michael L. Brant
Successor Trustee
#2867 July 18, 23, 30, Aug. 6, 1991

STATE OF OREGON, County of Klamath) ss.

Filed for record at request of Michael L. Brant this 14th day of August, 1991 at 12:25 o'clock P.M., and duly recorded in Volume M 91, of Record of Mortgages on Page 16040.
AFTER RECORDING, RETURN TO:

MICHAEL L. BRANT
ATTORNEY AT LAW
MAIN STREET
KLAMATH FALLS, OREGON 97601

EVELYN BIEHN, COUNTY CLERK

By: Deanna Azevedo
Deputy