

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 #2873

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:

7-18-91

7-25-91

8-1-91

8-8-91

Total Cost: \$231.20

Subscribed and sworn to before me this 8TH

day of AUGUST 19 91

Notary Public of Oregon

My commission expires Jan 15 1992

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by William E. Taylor and Mary A. Taylor, husband and wife, as grantor, to Farmers Home Administration, USDA, as trustee, in favor of United States of America, as beneficiary, dated April 21, 1977, recorded April 25, 1977, in the mortgage records of Klamath County, Oregon, covering the following described real property situated in said county and state, to-wit:

All of Lot 1 and the North 1/2 of Lot 2, in Block 32, ORIGINAL TOWN OF MERRILL, in the County of Klamath and State of Oregon.

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: 7 payments in the amount of \$272.00 each. Real property taxes for the year 1990-91.

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: Principal: \$22,301.89. Interest as of 4/17/91: \$284.78. Daily Accrual: 4.8881. All fees, costs and expenses incurred in this foreclosure. Recapture of subsidized interest, if any. All sums advanced, if any, to protect the beneficiary's interest therein.

WHEREFORE, notice hereby is given that the undersigned trustee will on September 5, 1991, at the hour of 10:00 o'clock, A.M., in accord with the standard of time established by ORS 187.110, at Main entrance to 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, 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 sums 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 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 April 24, 1991
TRANSMERICA TITLE
INSURANCE COMPANY
Jeffrey C. Steffen
Successor Trustee
#2873 July 18, 25, Aug. 1, 8, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of Aug. A.D., 19 91 at 3:41 o'clock PM. and duly recorded in Vol. M91 of Mortgages on Page 17039

FEE \$8.00

Return: Transamerica Title Co.
12360 E. Burnside, Portland, Or. 97233

Evelyn Biehn County Clerk

By Deanna Azevedo

#686