

# 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 #2866

### 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, 1991

8-6-91

Total Cost: \$272.00

Subscribed and sworn to before me this 6TH

day of AUGUST 19 91

[Signature]

Notary Public of Oregon

My commission expires 12 91

### TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by Edwin J. Walker, as Grantor, to Mountain Title Co., Inc., as Trustee, in favor of Bill B. Harp and/or Roselyn M. Harp, as beneficiary, dated June 25, 1985 and recorded June 27, 1985 in the mortgage records of Klamath County, Oregon in Volume No. M85 at page 9898, covering the following described real property situated in said county and state, to-wit:

That portion of Government Lot 11 lying south of the O&C Railroad right of way and the north 1/2 and the north 1/2 of the south 1/2 of Government Lot 14, all situate in Section 14, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Code 8 Map 3612-1400 TL 301

An assignment of the Trust Deed by the Beneficiary whereby Bill B. Harp and Roselyn M. Harp transferred all their beneficial interest in the subject property to Oscar T. Anderson, Jr. was signed 1/14/91 and recorded 1/16/91 in Vol. M 91 at page 1117 as document no. 24914 in the Record of Mortgages 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:

Principal in the amount of \$10,593.27, plus interest from 2/16/89 in the amount of \$1,363.48, plus taxes.

Interest will accrue from 4/9/91 at the rate of \$1.74 per day.

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 in the amount of \$10,593.27, plus interest from 2/16/89 in the amount of \$1,363.48. Interest will accrue from 4/9/91 at the rate of \$1.74 per day, plus taxes, attorney's fees and costs incurred as a result of this foreclosure.

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 22nd day of April, 1991.

Michael L. Brant  
Successor Trustee  
#2866 July 16, 23, 30, Aug. 6, 1991

STATE OF OREGON, County of Klamath) ss.

I certify that I received for record this instrument on the 29th day of Aug., 1991 at 11:47 o'clock A.M., and recorded it in Volume M 91 at page 17299 of the Official Records of Klamath County, Oregon -Mortgages. EVELYN BIEHN, County Clerk

AFTER RECORDING, RETURN TO:

By Deanna Azevedo Deputy

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

Fee \$8.00