

K-43318

# Affidavit of Publication

## STATE OF OREGON, COUNTY OF KLAMATH

I, SARAH PARSONS

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 #3021

### 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:

SEPTEMBER 22, 29 - 1991

OCTOBER 6, 13 - 1991

Total Cost: \$285.60Sarah L. Parsons

Subscribed and sworn to before me this 13TH

day of OCTOBER, 1991

John L. Backs

Notary Public of Oregon

My commission expires Jan 15 1994

### TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES:  
Grantor: RONALD N. HESSER and BEVERLY A. HESSER

Trustee: MOUNTAIN TITLE COMPANY  
Successor Trustee: MICHAEL C. AROLA

Beneficiary: FREEDOM FEDERAL SAVING AND LOAN ASSOCIATION  
Successor To State Federal Savings and Loan Association, aka State Savings and Loan Assn., assignee of State Savings and Loan Association

2. DESCRIPTION OF PROPERTY: The real property is described as follows: Lots 7, 8, and 9 in Block 21 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

3. RECORDING: The Trust Deed was recorded as follows:

Date Recorded: August 8, 1983  
M-83, Page 13030

Official Records of Klamath County, Oregon

4. DEFAULT. The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default, and the Beneficiary seeks to foreclose the Trust Deed for failure to pay. Monthly payments in the amount of \$1,225.00 each, due the first of each month, for the months of December, 1990 through July 1991; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE: The amount due on the

Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$99,192.73 plus interest at the rate of 11.9% per annum from November 1, 1990; plus late charges of \$316.96.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE:

Date: December 5, 1991

Time: 10:00 a.m. as established by ORS 187.110

Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon.

8. RIGHT TO REINSTATE. Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tendering the performance required under the obligation or trust deed, and 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. Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: July 29, 1991.

MICHAEL C. AROLA, Successor Trustee

HERSHNER, HUNTER, MOULTON,  
ANDREWS & NEILL

P.O. Box 1475

Eugene, OR 97440

#3021 Sept. 22, 29, Oct. 6, 13, 1991

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.

on this 6th day of Nov. A.D., 19 91  
at 9:12 o'clock A.M. and duly recorded  
in Vol. M91 of Mortgages Page 23234.

Evelyn Biehn County Clerk

By Pauline Muelandore

Deputy.

Fee, \$8.00

TRUSTEE'S NOTICE OF SALE

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## 1. PARTIES:

Grantor: RONALD N. HESSER and BEVERLY A. HESSER  
 Trustee: MOUNTAIN TITLE COMPANY  
 Successor Trustee: MICHAEL C. AROLA  
 Beneficiary: FREEDOM FEDERAL SAVINGS AND LOAN ASSOCIATION, successor to State Federal Savings and Loan Association, aka State Savings and Loan Assn., assignee of State Savings and Loan Association

## 2. DESCRIPTION OF PROPERTY: The real property is described as follows:

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## 3. RECORDING. The Trust Deed was recorded as follows:

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5. AMOUNT DUE. The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$99,192.73 plus interest at the rate of 11% per annum from November 1, 1990; plus late charges of \$316.96.

6. ELECTION TO SELL. The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

## 7. TIME OF SALE.

Date: December 5, 1991  
 Time: 10:00 a.m. as established by ORS 187.110  
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Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: July 29, 1991.

/s/ MICHAEL C. AROLA

MICHAEL C. AROLA, Successor Trustee  
 HERSHNER, HUNTER, MOULTON, ANDREWS & NEILL  
 P.O. Box 1475  
 Eugene, OR 97440

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co. the 6th day  
 of Nov. A.D., 19 91 at 9:12 o'clock A M., and duly recorded in Vol. M91  
 of Mortgages on Page 23230.

FEE \$28.00

Evelyn Biehn, County Clerk

By Pauline Mullens

NOTICE OF SUBSTITUTE SERVICE

TO: Mike Heaton  
 1830 Park Street  
 Klamath Falls, OR 97601

You are hereby notified that you were served with a Trustee's Notice of Sale, a true copy of which is attached hereto, by delivery of an original copy of the Notice of Sale at your dwelling house or usual place of abode indicated above, as follows:

Date and Time of Service: August 1, 1991, 5:15 p.m.  
 Person to Whom the Notice Was Delivered: Christina Heaton

/s/ MICHAEL C. AROLA

MICHAEL C. AROLA,  
 Substitute Trustee

AFFIDAVIT OF MAILING

STATE OF OREGON     )  
                               ) ss.  
 COUNTY OF LANE     )

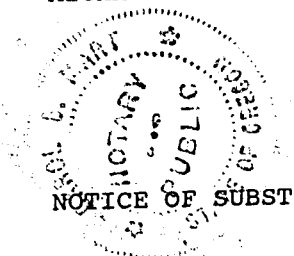
I, MICHAEL C. AROLA, being first duly sworn, depose and say that:

I mailed an original Notice of Substitute Service, a true copy of which appears above, together with a true copy of the Notice of Sale referred to therein, by placing them in a sealed envelope, addressed as shown above and mailed by certified mail, return receipt requested, with postage prepaid in the United States Mail at Eugene, Oregon, on August 5, 1991.

Michael C. Arola  
 MICHAEL C. AROLA

Signed and sworn to before me this 5th day of August, 1991, by  
 MICHAEL C. AROLA.

Carol B. Mart  
 Notary Public for Oregon  
 My Commission Expires: 11-23-91



NOTICE OF SUBSTITUTE SERVICE

## PROOF OF SERVICE

23231

STATE OF OREGON                     )  
   ) ss.  
 COUNTY OF KLAMATH             )

I swear that I am competent person 18 years of age or older and a resident of the State of Oregon; that I am not a party to nor an officer, director, or employee of, nor attorney for any party, corporate or otherwise, named in the attached Trustee's Notice of Sale; that I served the an original of the attached Trustee's Notice of Sale on the following persons and that each person served is the identical one named in the trustee's instructions to me.

## Personal Service

On AUGUST 1, 1991, at 5:15 o'clock, P.M., I delivered the attached original Trustee's Notice of Sale to CHRISTINA HEATON in person, at 1830 PARK ST., KLAMATH FALLS, OR.

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., I delivered the attached original Trustee's Notice of Sale to \_\_\_\_\_ in person, at \_\_\_\_\_

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## Substitute Service

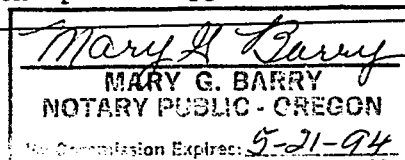
On AUGUST 1, 1991, at 5:15 o'clock, P.M., I served the attached Trustee's Notice of Sale on MIKE HEATON by delivering a original copy to CHRISTINA HEATON (WIFE), a person over the age of 14 years residing in said party's dwelling house or usual place of abode at 1830 PARK ST., KLAMATH FALLS, OR.

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_M., I served the attached Trustee's Notice of Sale on \_\_\_\_\_ by delivering an original copy to \_\_\_\_\_, a person over the age of 14 years residing in said party's dwelling house or usual place of abode at \_\_\_\_\_

## Office Service

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_

On \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., I left an original copy of the Trustee's Notice of Sale with \_\_\_\_\_, the person apparently in charge of the business office maintained by \_\_\_\_\_ at \_\_\_\_\_



Joan E. Harrison

Signed and sworn to before me on Aug 2, 1991, by  
Joan E. Harrison

Notary Public for Oregon  
 My Commission Expires: \_\_\_\_\_