

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 #3017

TRUSTEES 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 19, 26, 1991

OCTOBER 3, 10, 1991

Total Cost: \$340.00Sarah L. ParsonsSubscribed and sworn to before me this 10THday of OCTOBER19 91

[Signature]
Notary Public of Oregon
My commission expires Jan 15 94

Return to: Hershner, Hunter

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 12th day
of Nov. A.D. 19 91 at 11:37 o'clock A M., and duly recorded in Vol. M91,
of Mortgages on Page 23611

FEE \$8.00

By Evelyn Biehl County ClerkPauline Muehlendore

OFFICE OF SALE
The undersigned, the County Clerk of the County of Klamath, Oregon, do hereby certify that the following information is contained in the records of said County:

1. PARTIES:
Grantor: ANTHONY W. ASHTON and PAMELA ASHTON
Trustee: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
Successor Trustee: MICHAEL C. AROLA
Beneficiary: U.S. BANCORP. MORTGAGE COMPANY, assignee of Town & Country Mortgage, Inc.

2. DESCRIPTION OF PROPERTY: The real property is described as follows:
The following described real property situate in Klamath County, Oregon:
A portion of Tract 10, Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:
Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19 as filed in the office of the County Engineer, Klamath County, Oregon.

3. RECORDING: The Trust Deed was recorded as follows:
Date Recorded: March 22, 1990
Volume M90, Page 5315
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 \$354.55 each, due the first of each month, for the months of October, 1990 through August, 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 \$29,939.35 plus interest at the rate of 10.5% per annum from September, 1990; plus late charges of \$141.80 and advances of \$172.55.

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 12, 1991
Time: 10:05 A.M. as established by ORS 107.110
Place: Front of the Klamath County Courthouse, 110 Main Street, Klamath Falls, Oregon

The following described real property situate in Klamath County, Oregon:

A portion of Tract 10, Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Etna Street, said point being North 2 feet from the Southeast corner of said Tract 10; thence continuing North along said West line 73 feet; thence West 75 feet; thence South 73 feet to a point lying North 2 feet from the South line of said Tract 10; thence East 75 feet to the point of beginning, with bearings based on Minor Partition 81-19 as filed in the office of the County Engineer, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 12th day of Nov. A.D., 19 91 at 11:37 o'clock A M., and duly recorded in Vol. M91, of Mortgages on Page 23607.

FEE \$23.00

Evelyn Biehn. County Clerk

By Pauline Mullender

EXHIBIT A

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: ANTHONY W. ASHTON and PAMELA A. ASHTON
 Trustee: MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
 Successor Trustee: MICHAEL C. AROLA
 Beneficiary: U.S. BANCORP MORTGAGE COMPANY, assignee of Town & Country Mortgage, Inc.

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

As described on the attached Exhibit A.

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

Date Recorded: March 22, 1990
 Volume M90, Page 5315
 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 \$354.55 each, due the first of each month, for the months of October, 1990 through August, 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 \$29,939.35 plus interest at the rate of 10.5% per annum from September, 1990; plus late charges of \$141.80 and advances of \$172.57.

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 12, 1991
 Time: 10:05 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 the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 686-8511.

DATED: August 5, 1991.

/s/ MICHAEL C. AROLA

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

AFFIDAVIT OF NONOCCUPANCY

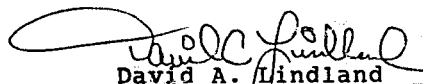
STATE OF OREGON)
) ss.
 COUNTY OF Klamath)

I, David A. Lindland, being first duly sworn, depose and say:

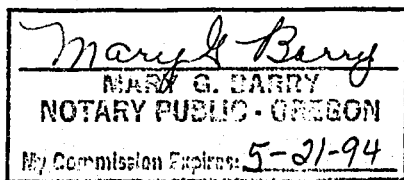
1. I am an private process server retained by the Successor Trustee of the Trust Deed described in the attached Trustee's Notice of Sale.

2. On 5 August, 1991, the Successor Trustee retained me to serve the occupant, if any, of the real property described in the Trustee's Notice of Sale.

3. After I was retained and prior to 10 August, 1991, I went to the real property and observed that the residence located on the real property was vacant and unoccupied.


David A. Lindland

Signed and sworn to before me this 8th day of August, 1991, by _____.



 Notary Public for Oregon
 My Commission Expires: _____