

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 #3018

NOTICE OF DEFAULT AND ELECTION TO

SELL

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: \$326.40Sarah L. ParsonsSubscribed and sworn to before me this 10THday of SEPTEMBER 1991[Signature]
Notary Public of OregonMy commission expires 1994

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta & Spencer the 27th day
of Dec. A.D., 19 91 at 3:28 o'clock P. M., and duly recorded in Vol. M91,
of Mortgages on Page 27017.

FEE \$8.00

Evelyn Biehn County Clerk

By [Signature]

Re: Notice of Default and Election to Sell. The undersigned, Sarah L. Parsons, 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 following described real property situated in said county and state, to-wit: Lots 1, 2, 3, 14, 15 and 16, Block 3, in Unincorporated Town of Beatty, in the County of Klamath, State of Oregon. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligation secured by the said trust deed and a notice of default has been recorded pursuant to Section 86.735(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sum:

Taxes from 1987-1988 in the amount of \$399.54, paid by the beneficiary.

Taxes from 1988-1989 in the amount of \$546.28 plus interest which is due and owing.

Taxes from 1989-1990 in the amount of \$808.50 plus interest which is due and owing.

Taxes from 1990-1991 in the amount of \$998.28 plus interest which is due and owing.

Payment of \$219.28 from April 1989 to May 1989 and from July 1989 to present.

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: \$27,013.13 plus interest from December 4, 1987.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 20, 1992, at the hour of 10:00 o'clock A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 123 N. 4th Street, 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 grantors had or had power to convey at the time of the execution by him of the said trust deed, together with any interest which the grantors or their 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 Section 86.735(3) of Oregon Revised Statutes has the right to redeem the property and to have this foreclosure annulled.

and the interest thereon, and the payment to the beneficiary of the entire amount then due (other than such portion of the principal as would not have been due had no default occurred) and by doing any other lawful act or acts, hereinafter herein that is capable of being done by tendering the performance, under the obligation of trust deed, 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 Section 86.733 of Oregon Revised Statutes.

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 the trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.

DATED September 12, 1991.

Scott D. MacArthur
Trustee
#3018 Sept. 19, 26, Oct. 3, 10, 1991

Return: Kosta & Spencer
123 N. 4th St
Klamath Falls, Or. 97601