

# 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 #3025NOTICE OF DEFAULT 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 26, 1991OCTOBER 3, 10, 17, 1991Total Cost: \$312.80Sarah L. ParsonsSubscribed and sworn to before me this 17THday of OCTOBER 19 91My commission expires Jan 15 1994

Notary Public of Oregon

### NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by CHARLES A. BROWN, as grantor, to MOUNTAIN TITLE COMPANY, as trustee, in favor of ELLEN SHUNN, as beneficiary, dated November 28, 1988, recorded January 4, 1989, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M89 at page 168, covering the following described real property situated in said county and state, to-wit:

Lot 1 in Block 1 of Riverview Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligation secured by 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 sums due when due the following sums:

Taxes from 1989-1990 in the amount of \$366.49 plus interest which is due and owing.

Taxes from 1990-1991 in the amount of \$535.12 plus interest which is due and owing.

Payment of \$250.00 from June 1990, December 1990, March 1991 to May 1991, and from July 1991 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: \$24,471.62 plus interest.

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 obligation thereby secured and the cost and expenses of sale, including a reasonable charge by the trustee. Notice is further given that any person named in Section 86.753 of Oregon Revised Statutes has the right, at any time prior to five days before the trustee conducts the sale, to have the 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 Section 86.753 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 19, 1991

Scott D. MacArthur

Trustee

#3025 Sept. 26, Oct. 3, 10, 17, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta & Spencer the 14th day  
of Jan. A.D., 1992 at 10:21 o'clock A.M., and duly recorded in Vol. M92  
of Mortgages on Page 714

Evelyn Biehn, County Clerk

By Sarah L. Parsons

FEE \$8.00

Return: Kosta &amp; Spencer

123 N. 4th, Klamath Falls, Or. 97601