

Affidavit of Publication

STATE OF OREGON, COUNTY OF KLAMATH

I, SARAH PARSONS, 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
aforesaid county and state; that the

LEGAL #3068

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:

OCTOBER 15, 22, 29, 1991

NOVEMBER 5, 1991

Total Cost: \$299.20

Sarah L. Parsons

Subscribed and sworn to before me this 5TH

day of NOVEMBER 19 91

My commission expires Jan 15 19 94

Notary Public of Oregon

NOTICE OF DEFAULT

Whereas, the undersigned trustee
has received from DAVID A. MILLER and
SARAH L. MILLER, as grantors, to
MILLER & MILLER COMPANY, as
trustee, in favor of CHARLES H.
KREIGER and MARCELLA KREIGER,
as beneficiaries, dated May 15, 1990, re-
corded June 1, 1990, in 100 and page re-
cords of Klamath County, Oregon, in
book/real volume No. 400 at page 10225,
covering the following described real
property situated in said county and
state, to-wit:

A portion of the NE 1/4 lying East of the
Dallas-California Highway in Section 28,
Township 34 South, Range 7, East of the
Willamette Meridian, 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
failure to pay when due the following
sum:

Taxes from 1990-1991 in the amount of
\$450.17 plus interest which is due and ow-
ing.

Payments of \$350.00 from December 1990
until 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: \$35,381.50 plus
interest.

WHEREFORE, notice hereby is given
that the undersigned trustee will on Feb-
ruary 3, 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 reason-
able charge by the trustee. Notice is fur-
ther given that any person named in Sec-
tion 86.753 of Oregon Revised Statutes has
the right, at any time prior to five days
before the trustee conducts the sale, to
have this foreclosure proceeding dis-
missed and the trust deed reinstated by
payment to the beneficiary of the entire
amount of the debt secured by the portion
of the property which was to be
foreclosed and by cur-

ing and other default completion of
debt that is capable of being currently
satisfying the performance required
under the obligation or trust deed, in
addition to paying said sums or interest
the performance necessary to correct the
default; by paying all costs and expenses
actually incurred in enforcing the obliga-
tion and trust deed, together with attor-
ney'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 suc-
cessor 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 Sept. 25, 1991.

Michael L. Spencer

Successor Trustee

#3068 Oct. 15, 22, 29, Nov. 5, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta & Spencer the 4th day
of Feb. A.D., 19 92 at 3:35 o'clock P. M., and duly recorded in Vol. M92
of Mortgages on Page 2445.

FEE \$8.00

Return: Kosta & Spencer

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

Evelyn Biehn - County Clerk

By Danline Muslander