

# 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 #4123

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:

JANUARY 13, 20, 27, 1992

FEBRUARY 3, 1992

Total Cost: \$312.80

Sarah L. Parsons

Subscribed and sworn to before me this

3RD

day of

FEBRUARY

19

92

Notary Public of Oregon

My commission expires

19

94

**TRUSTEE'S NOTICE OF SALE**  
Reference is made to that certain trust deed made by Louis William Adams, as grantor, to Helen Trust & Savings, Inc., an Oregon corporation, as trustee, in favor of Robert V. Johnston and Alice Marie Johnston, as beneficiaries, dated August 1988, recorded August 28, 1988, in the mortgage records of Klamath County, Oregon, in Book Number 110, Page 1388, or as fee No. 1072, covering the following described real property situated in said county and state, to-wit:  
Lot 12, Block 1, STEWART, 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 obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: The monthly installments of \$153 each, falling due on the 25th day of each month, beginning May 25, 1991, together with real property taxes for the year 1988-89 in the amount of \$337.43, and Int. of \$146.55 through Oct. 15, 1991; for the year 1989-90 in the amount of \$395.59, and Int. of \$105.75 through Oct. 15, 1991; for the year 1990-91 in the amount of \$363.14 and Int. of \$38.73 through Oct. 15, 1991; together with interest on real property taxes as assessed by the Klamath County Tax Collector. 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: Monthly installments of \$133.00 per month from May 25, 1991, together with taxes thereon for the years 1988 through 1991 in the amount of \$1117.16, together with interest thereon in the amount of \$115.12, together with interest thereon at the legal rate from October 15, 1991.

WHEREFORE, notice hereby is given that the undersigned trustee will on February 28, 1992, at the hour of 10:00 o'clock A.M., in accordance with the standard of time established by ORS 86.710, at the main entrance to the Klamath County Courthouse front steps, 316 Main 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 grantor had or had power to convey at the time of the execution by him of the 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 ORS 86.753 has the right, at any time prior to five days before the date last set for the sale, to have this 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 ORS 86.753. 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 said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any.  
DATED October 25, 1991  
DONALD R. CRANE  
Trustee  
#4123 Jan. 13, 20, 27, Feb. 3, 1992

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Donald R. Crane

on this 27th day of Feb. A.D., 19 92  
at 11:52 o'clock A M. and duly recorded  
in Vol. M92 of Mortgages Page 4057

Evelyn Biehn County Clerk

By Pauline M. Mulendore

Deputy.

Fee, \$10.00

FILED JAN 52

Return: Donald R. Crane  
635 Main, Klamath Falls, Or. 97601

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