

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 #4634

TRUSTEE'S NOTICE OF DEFAULT

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:

JULY 10, 17, 24, 31, 1992

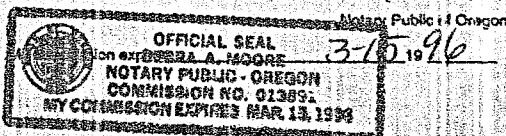
Total Cost: \$292.60

Sarah L. Parsons

Subscribed and sworn to before me this 31ST

day of JULY 1992

Debra A. Moore



TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL AND OF SALE

Reference is made to that Trust Deed
wherein KEVIN G. MURPHY and
RENEE L. MURPHY, husband and wife,
are Grantors; ASPEN TITLE &
ESCROW, INC. is Trustee; and LEROY
T. RUBIDOUX and CAROLYN J.
RUBIDOUX, husband and wife, are
beneficiaries, dated August 20, 1991 and
recorded on September 9, 1991, in Volume
M 91 at page 17941, Klamath County,
Oregon, covering the following described
real property situated in said county and
state, to-wit:

Lot 13, Block 5, CHILOQUIN DRIVE
ADDITION TO CHILOQUIN, in the
County of Klamath, State of Oregon.

No action is pending to recover any part
of the debt secured by the trust deed.

The obligation secured by the trust deed
is in default because grantors have failed
to pay the following:

Monthly payment of \$200 due since March
21, 1992 with a like payment due on the
same day of each month thereafter plus
interest on the unpaid principal balance
of \$10,845.04, as of February 21, 1992, at
the note rate of 10% per annum from
February 21, 1992, the date of the last
payment, in the total amount of \$139.65
through April 6, 1992. Said interest ac-
crued at the daily rate of \$3.13. Also, taxes
for the 1983-1989 fiscal year are delinquent
in the amount of \$543.98 plus interest;
1989-1990 fiscal year are delinquent in the
amount of \$405.29 plus interest; 1990-1991
in the amount of \$443.54 plus interest;
1991-1992 in the amount of \$183.22 plus in-
terest. Grantors have also failed to pro-
vide fire insurance pursuant to the terms
of the sale.

The sum owing on the obligation secured
by the trust deed is:

Principal as of February 21, 1992 in the
amount of \$10,845.04; interest through
April 6, 1992 in the amount of \$139.65;
which said interest shall accrue at the
rate of \$3.13 per day from April 7, 1992 un-
til paid in full; Taxes in the total amount
of \$1,776.03 plus interest plus trustee's
fees, attorney's fees, foreclosure costs
and any sums advanced by the
beneficiary pursuant to the terms of said
trust deed.

Beneficiary has and does elect to sell the
property to satisfy the obligation pur-
suant to ORS 86.705-86.795.

The property will be sold as provided by
law on September 14, 1992 at 10 a.m. bas-
ed on the standard time established by
ORS 187.110 on the front steps of the
Klamath County Courthouse, 316 Main
Street, Klamath Falls, Klamath County,
Oregon.

Interested persons are notified of the
right under ORS 86.753 to have this pro-
ceeding dismissed and the trust deed
reinstated by payment of the entire

amount then due, other than such portion
as would not then be due had no default
occurred, together with costs, trustee's
and attorney's fees, and by curing any
other default complained of in this Notice,
at any time prior to five days before the
date last set for sale.

DATED: 4/7/92
Michael L. Brant
Successor Trustee
#4634 July 10, 17, 24, 31, 1992

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on
the 1st day of Sept., 1992, at 9:51 o'clock A.m., and
recorded in Volume M 92 on page 19865 or as instrument
number 50012, Record of Mortgages of said county.

Witness my hand and seal of County affixed.

MICHAEL L. BRANT

ATTORNEY AT LAW

325 MAIN STREET

KLAMATH FALLS, OR 97601

EVELYN BIEHN, County Clerk

By: *Debra A. Moore*

Deputy

Fee \$10.00