

K-44010

51438

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 #4725

TRUSTEE'S NOTICE OF SALE

a printed copy of which is hereto
annexed, was published in the entire
issue of said newspaper for _____

FOUR

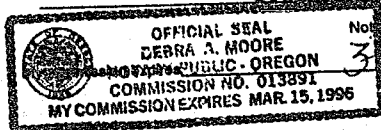
(4 insertions) in the following issues:

AUGUST 16, 23, 30, 1992

SEPTEMBER 6, 1992

Total Cost: \$288.75

Subscribed and sworn to before me this 6TH
day of SEPTEMBER 19 92



TRUSTEE'S NOTICE OF SALE
The trust deed to be foreclosed pursuant
to Oregon law is referred to as follows:
(the "Trust Deed"):
Grantor: George L. Deason and Charlotte
A. Deason, husband and wife
Trustee: Pioneer National Title In-
surance Co.

Beneficiary: United Finance Co.
Date: February 7, 1980
Recording Date: February 11, 1980
Recording Reference: Book Number M80
at Page 2657, at Fee/Reel Number 80509
County of Recording: Klamath
The Trust Deed covers the following
described real property situated in the
County of Klamath, State of Oregon,
("the Property"):
Lots 3, 4 and 5, in Block 23, THIRD AD-
DITION TO RIVER PINE ESTATES,
County of Klamath, State of Oregon.
The default for which foreclosure is per-
mitted is the Grantor's failure to pay
when due the following sums:
Balloon payment of \$1135.10 due on
April 12, 1990 together with interest
thereon at the rate of 19.50 percent per
annum from December 4, 1991; until paid;
real property taxes for the years of 1990-
91, 1991-92, plus interest and penalties.

By reason of the default, the Beneficiary
has declared all sums owing on the
obligation secured by the Trust Deed
immediately due and payable as follows:
Balloon payment of \$1,135.10 due on April
12, 1990 together with interest thereon at
the rate of 19.50 percent per annum from
December 4, 1991; until paid, together
with Trustee's fees, attorney's fees,
foreclosure costs and any sums advanced
by the Beneficiary pursuant to the Trust
Deed.

NOTICE

The Trustee will on September 21, 1992, at
the hour of 11:00 a.m. at Klamath County
Courthouse, 316 Main Street, Front En-
trance, 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 Property which
the Grantor had or had power to convey at
the time of the execution by Grantor of
the Trust Deed, together with any interest
which the Grantor acquired after the ex-
ecution of the Trust Deed, to satisfy the
debt thereby secured and the costs and
expenses of sale, including a reasonable
charge by the Trustee.

NOTICE OF RIGHT TO CURE

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 doing all of the
following:

1. Paying the Beneficiary, the entire
amount then due (other than such portion
of the principal as would not then be due
had no default occurred);
2. Curing any other default complained of
herein that is capable of being cured by
tendering the performance required
under the debt or Trust Deed; and
3. Paying all costs and expenses actually
incurred in enforcing the debt and Trust
Deed, together with Trustee's and at-
torney fees not exceeding the amounts
provided by 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 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 April 27, 1992.
Richard T. Anderson, Jr.
Successor Trustee
1515 SW 5th Ave., Suite 600
Portland, OR 97201
(503) 295-2468

STATE OF OREGON)
) ss)
County of Multnomah)

I, the undersigned, certify that I am one
of the attorneys for the above named
Successor Trustee and that the foregoing
is a complete and exact copy of the origi-
nal Trustee's Notice of Sale.
Gary L. Blackledge
#4725 Aug. 16, 23, 30, Sept. 6, 1992

Return To: Greene & Markley, P.C. Attention: Lisa A. Dawes
1515 SW 5th Ave., Suite 600 Portland, OR 97201

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 28th day
of Sept. A.D., 19 92 at 1:26 o'clock P.M., and duly recorded in Vol. M92
of Mortgages on Page 22469

Evelyn Biehn - County Clerk
By Douglas Mullins

FEE \$10.00