

# 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 #4750

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 27, 1992

SEPTEMBER 3, 10, 17, 1992

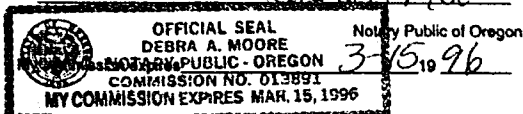
Total Cost: \$431.20

*Sarah L. Parsons*

Subscribed and sworn to before me this 17TH

day of SEPTEMBER, 19 92

*Debra A Moore*



TRUSTEE'S NOTICE OF SALE  
Reference is made to that certain trust  
deed made by JAMES A. WOOD, JR.,  
MOUNTAIN TITLE COMPANY OF  
KLAMATH COUNTY, as grantor, to, in  
favor of WARREN G. MASON, and  
THELMA T. MASON, Husband and Wife,  
as beneficiary, dated October 18, 1985,  
recorded October 18, 1985, in the mort-  
gage records of Klamath County, Oregon,  
in Volume No. M85 at page 17006, covering  
the following described real property in  
said county and state, to-wit:

The Northeasterly 50 feet of Lots 9 and  
10 in Block 20 of INDUSTRIAL ADDI-  
TION to the City of Klamath Falls, ac-  
cording 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 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:

Two (2) payments of \$96.51 due in 1987;  
one (1) payment of \$96.51 due in each of  
the years 1988, 1989, 1990 and 1991; eight  
(8) payments of \$96.51 due in 1992 and  
each month thereafter, plus unpaid inter-  
est on the principal at the rate of 18  
percent per annum, plus taxes for the  
fiscal year 1988-1989, in the amount of  
\$313.59 plus interest; for the fiscal year  
1989-1990 in the amount of \$339.44 plus in-  
terest; taxes for the fiscal year 1990-1991  
in the amount of \$299.66 plus interest, and  
taxes for the fiscal year 1991-1992, a lien  
due and payable, in the amount of \$318.54  
plus interest.

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:

\$93,332.54, plus interest at the rate of  
\$25.57 per day from December 18, 1991,  
plus taxes for the fiscal year 1988-1989, in  
the amount of \$313.59 plus interest; for the  
fiscal year 1989-1990 in the amount of  
\$339.44 plus interest; taxes for the fiscal  
year 1990-1991, in the amount of \$299.66  
plus interest, and taxes for the fiscal year  
1991-1992, a lien due and payable, in the  
amount of \$318.54 plus interest.

WHEREFORE notice is hereby given  
that the undersigned trustee will on  
January 6, 1993, at the hour of 10:00  
o'clock A.M., in accord with the standard  
of time established by ORS 187.110, at  
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 with the  
grantor had or had power to convey at the  
time of execution by him of the said trust  
deed, together with any interest which the  
grantor or his successors in interest ac-  
quired after the execution of said trust  
deed, to satisfy for foregoing obligations  
thereby secured and the costs and ex-  
penses 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 this date last set for the  
sale, to have this foreclosure proceeding  
dismissed and the trust deed reinstated  
by payment to the beneficiary of the en-  
tire amount due (other than such portion  
of the principal as would not then be  
due had no default occurred) and by cur-  
ing 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 obliga-  
tion and trust deed, together with trust-  
ee'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 neuter;  
the singular includes the plural; the word  
"grantor" includes any successor in in-  
terest to the grantor as well as any other  
person owing an obligation; the perfor-  
mance of which is secured by said trust  
deed, and the words "trustee" and  
"beneficiary" include their respective  
successors in interest, if any.

Dated August 20, 1992 Richard Fairclo,  
Successor Trustee  
#4750, August 27, Sept. 3, 10, 17

Return: Richard Fairclo  
280 Main

Klamath Falls, OR. 97601

OCT. 2 REC'D

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 9th day  
of Oct. A.D., 19 92 at 9:27 o'clock A M., and duly recorded in Vol. M92  
of Mortgages on Page 23699

FEE \$10.00

Evelyn Biehn County Clerk

By *Debra A Moore*