

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 #4787

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:

SEPTEMBER 13, 20, 27, 1992

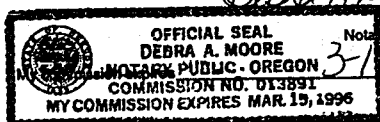
OCTOBER 4, 1992

Total Cost: \$754.60

Subscribed and sworn to before me this 4TH

day of OCTOBER 19 92

Debra A. Moore



Notary Public of Oregon

3-15-96

TRUSTEE'S NOTICE OF SALE
Reference is made to that certain trust deed made by ROBERT F. BROWN, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of THE TRAVELERS INSURANCE COMPANY, as beneficiary, dated June 15, 1989, recorded June 22, 1989, in the mortgage records of Klamath County, Oregon, in volume No. 1889 at page 11198, covering the following described real property situated in Klamath County, Oregon:

PARCEL 1:
Township 33 South, Range 6 East of the Willamette Meridian
Section 35: SE 1/4

Township 34 South, Range 6 East of the Willamette Meridian

Section 1: Lots 5 and 6, Lots 7 and 10 less that portion conveyed to Robert D. Helms et ux, by deed recorded in Volume 227 of Deeds page 92, Lots 11, 12, 13 and 20

Section 2: Lots 1, 2, 3, 6, 7, 8, 9, 10, 16, 17 and 24

EXCEPTING THEREFROM a road right of way 155 feet in width across the E 1/2 of Section 35, Township 33 South, Range 6 E.W.M. as conveyed to Klamath County, Oregon by Deed recorded April 9, 1965, in Deed Volume 360 at page 541 and by Deed recorded April 19, 1965, in Volume 360 at page 656.

ALSO EXCEPTING THEREFROM a road right of way across the E 1/2 of Section 35, Township 33 S.R. 6 E.W.M. and across the W 1/2 of Section 36, Township 33 S.R. 6 E.W.M., as conveyed to Klamath County, Oregon by deed recorded July 14, 1965, in Deed Volume 363 at page 178.

PARCEL 2:
Township 33 South, Range 7 1/2 East of the Willamette Meridian

A piece or parcel of land situated in Sections 5, 6, 16, 17, 20 and 21, and being more particularly described as follows:

Beginning at the intersection of the center line of Seven Mile Canal as the same is now located and constructed, with the line marking the westerly boundary of the said Section 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, and from which point the southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D. Price, U.S. Geologist, Engineer, between October 31, 1922 and June 21, 1931, bears South 83° 59' 00" West, 510.15 feet, distant, and running

continued....-

return to:
Beverly S. Thomas
1100 SW Sixth, Suite 1600
Portland, OR 97204

thence downstream along the said center line of Seven Mile Canal South 31°35' East 561.2 feet; thence South 21°46' East 236.4 feet; thence South 34°23' East 1252.4 feet; thence South 52°27' East 2107.8 feet; thence South 41°02' East 8902.3 feet; more or less to the intersection of the said center line of Seven Mile Canal with a line which is parallel with and 70.4 feet at right angles Southeastly from the center line of the Dixon and McQuiston Levee, as the same is now located and constructed, thence leaving the center line of Seven Mile Canal and following the said line parallel with the said Dixon and McQuiston Levee South 44°40' West 6437.9 feet, more or less, to its intersection with the Southerly boundary of the said Section 20, Township 34 South, Range 7 1/2 East of the Willamette Meridian; thence Westly along the Southerly boundary of said Section 20, 4905.3 feet, more or less, to the Southwestly corner of the said Section 20, Township 34 South, Range 7 1/2 East of the Willamette Meridian; thence North along the Westerly boundary of the said Sections 20, 17, 8, and 5, Township 34 South, Range 7 1/2 East of the Willamette Meridian, 16,570.6 feet, more or less, to the said point of beginning.

EXCEPTING THEREFROM that portion conveyed to D'Army Bros., a Co-partnership, by deed recorded in Volume 31 at page 367, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Byron W. Bacchi, et ux., and Henry Francis Bacchi, et ux., by Deed recorded in Volume 350 at page 675, Deed Records of Klamath County, Oregon.

PARCEL 3, 36.66 acres, of said Township 39 South, Range 12 East of the Willamette Meridian, Section 8, E 1/4 SW 1/4, NW 1/4 SE 1/4, Section 7, Lots 1, 2, 3, NE 1/4 NW 1/4 SE 1/4, Section 7, 132.00 acres, and that portion of the NE 1/4 NW 1/4 West 1/2 Section 7, the Horrell Irrigation District Canal, Section 18, Lot 1, E 1/4 NW 1/4 NE 1/4

A. CURRENT DEFAULTS

Possible failure to keep Property Insured. Semi-Annual payment of Interest due April 1, 1992, \$32,219.97.

Plus Default Interest on such unpaid amounts from April 1, 1992, until paid, and cost of foreclosure, attorney's fees and guarantee, attorney fees and costs, trustee's fees, and other costs and expenses associated with the foreclosure and possible costs to insure property, if not insured by grantor. The next semi-annual payment of interest is due October 1, 1992, and if not paid, will be delinquent and accrue default interest. The next annual principal payment is due October 1, 1992, and if not paid, will be delinquent and accrue default interest.

The original payment was \$56,870.00. On May 4, 1992, \$4,650.03 was applied to such amount.

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:

B. ENTIRE INDEBTEDNESS

Outstanding principal balance plus accrued and default interest as of July 2, 1992, \$1,163,885.29.

Plus default interest from July 2, 1992, until paid at the per diem rate of \$556.7366, plus cost of foreclosure title report and guarantee, attorney fees and costs, trustee's fees and any other sums due or that may become due under the Note or by reason of this foreclosure, including but not limited to prepayment charges and advances made by beneficiary or trustee as allowed by Note and Deed of Trust.

C. DELINQUENT PROPERTY TAXES

Delinquent real property taxes in the sum of \$1,477.00, plus penalties and interest, and all other sums due the collector.

D. OTHER

Any other sums due or that may become due under the Note or Deed of Trust.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 24, 1992, at the hour of 1:00 o'clock, P.M., at the front steps of the Klamath County Courthouse 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, together with any interest which the grantor or grantor's 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 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 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 July 15, 1992

Dean P. Grisvold

Successor Trustee

NOTED & FILED 15/7/92 Doc. 4182

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 27th day of Oct. A.D., 19 92 at 10:21 o'clock A.M., and duly recorded in Vol. M92 of Mortgages on Page 25219.

FEE \$15.00

Evelyn Biehn County Clerk

By Debra M. Mendenhall