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Vol. 92 Page 25795

AFFIDAVIT OF POSTING NOTICE OF SALE IN LIEU OF SERVICE

STATE OF OREGON, County of Klamath)ss.:

I, Ted Lindow, being first duly sworn, depose and certify that:

At all times hereinafter mentioned I was and now am a resident of the State of Oregon, a competent person over the age of eighteen years and not the beneficiary or his successor in interest named in the notice of sale given under the terms of that certain trust deed described in said notice.

I posted notice of the sale of the real property in the notice of sale posting said notice on the premises of 2611 Scott Street:

NAME: Robert Lynn Watson

ADDRESS:

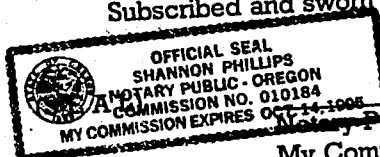
OCCUPANT

2611 SCOTT STREET
KLAMATH FALLS OR 97601

Each of the notices so posted was certified to be a true copy of the original notice of sale by Scott D. MacArthur, attorney for the trustee named in said notice; and was posted by me on July 22, 1992. Each of said notices was posted after the notice of default and election to sell by the trustee was recorded and at least 90 days before the day fixed in said notice by the trustee for the trustee's sale.

As used herein, the singular includes the plural, trustee includes successor trustee, and person includes corporation and any other legal or commercial entity.

Subscribed and sworn to before me this 23rd day of July, 1992.



Shannon Phillips
Notary Public for Oregon
My Commission Expires: 10-14-92

CERTIFICATE OF POSTING

AFTER RECORDING
RETURN TO:
KOSTA & SPENCER
123 N. 4TH STREET
KLAMATH FALLS OR 97601

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the ____ day of ____, 19__, at ____ o'clock ____ M., and recorded in book/reel/volume No. ____ on page ____ or as fee/file/instrument/microfilm/reception No. ____, Recorded of Deeds of said County.

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy

4,500

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 #4782

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:

SEPTEMBER 10, 17, 24, 1992

OCTOBER 1, 1992

Total Cost: \$369.60

Sarah L Parsons

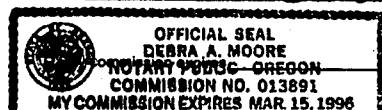
Subscribed and sworn to before me this 1ST

day of OCTOBER 1992

Debra A Moore

Notary Public of Oregon

319 96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kosta, Spencer & MacArthur the 2nd day
of Nov. A.D., 19 92 at 11:01 o'clock AM., and duly recorded in Vol. M92
of Mortgages on Page 25795.

FEE \$15.00

NOTICE OF DEFAULT AND ELECTION TO SELL

Reference is made to that certain trust deed made by AUDIE SOYLAND and LINDA SOYLAND, husband and wife, as grantors, to SCOTT D. MACARTHUR, as successor trustee, in favor of DONNA MILLER and RUTH SHAFFER, as beneficiaries, dated May 27, 1983, recorded May 27, 1983, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M83 at page 8324, covering the following described real property situated in said county and state, to-wit:

Lot 8, Block 5, Buena Vista Addition to the City of Klamath Falls, according 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 obligation secured by said trust deed and a notice of default has been recorded pursuant to Section 86.73(3) of Oregon Revised Statutes; the default for which the foreclosure is made is grantor's failure to pay when due the following sum:

Taxes from 1991-1992 in the amount of \$674.95 plus interest which is due and owing.

Taxes from 1990-1991 in the amount of \$625.86 plus interest which is due and owing.

Taxes from 1989-1990 in the amount of \$676.80 plus interest which is due and owing.

Taxes from 1988-1989 in the amount of \$956.64 which has been paid.

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: \$14,912.41 as of July 7, 1992 plus interest.

WHEREFORE, notice hereby is given that the undersigned trustee will on November 23, 1992 at the hour of 10:00 o'clock, A.M., Standard Time, as established by Section 187.110, Oregon Revised Statutes, at 123 N. 4th 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 grantors 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 grantors or their 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 Section 86.753 of Oregon Revised Statutes has the right at any time prior to five days before the trustee conducts the sale, to have this foreclosure proceeding dis-

missed 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 expense actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said Section 86.75 of Oregon Revised Statutes.

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 the trust deed, and the words "trustee" an "beneficiary" include their respective successors in interest, if any.

DATED: August 31, 1992.

Scott D. MacArthur

Successor Trustee

#4782 Sept. 10, 17, 24, Oct. 1, 1992