

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 #4851

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:

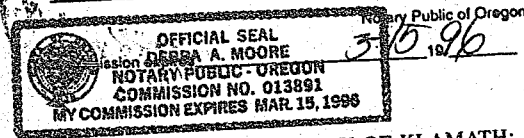
OCTOBER 28, 1992

NOVEMBER 4, 11, 18, 1992

Total Cost: \$323.40

Sarah L. Parsons

Subscribed and sworn to before me this _____ 18TH
day of _____ NOVEMBER 19 92
Debra A. Moore



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title Co _____ the _____ 8th _____ day
of _____ Dec. _____ A.D., 19 92 at 3:46 o'clock _____ P.M., and duly recorded in Vol. _____ M92
of _____ Mortgages _____ on Page 29099.

FEE \$10.00

RETURN TO: Carol B. Mart
Hershner, Hunter, Moulton
P.O. Box 1475
Eugene, OR 97440

TRUSTEE'S NOTICE OF SALE

The Trustee under the terms of the Trust Deed described herein, at the direction of the Beneficiary, hereby elects to sell the property described in the Trust Deed to satisfy the obligations secured thereby. Pursuant to ORS 86.745, the following information is provided:

1. PARTIES: Grantor: JAMES W. HAYES and ROBERTA M. HAYES, assumed by DANIEL R. VAN METER and DIANA L. VAN METER. Trustee: ASPEN TITLE & ESCROW, INC.

Successor Trustee: MICHAEL C. AROLA. Beneficiary: U.S. BANCROP MORTGAGE COMPANY, successor by merger to Peoples Mortgage Company, assignee of Town & Country Mortgage, Inc.

2. DESCRIPTION OF PROPERTY: The real property is described as follows: Lot 1 in Block 8, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on filed in the Office of the County Clerk of Klamath County, Oregon, in the County of Klamath, State of Oregon.

3. RECORDING: The Trust Deed was recorded as follows: Date Recorded: March 14, 1985 Volume M85, Page 3778, Official Records of Klamath County, Oregon

4. DEFAULT: The Grantor or any other person obligated on the Trust Deed and Promissory Note secured thereby is in default and the Beneficiary seeks to foreclose the Trust Deed for failure to pay: Monthly payments in the amount of \$545.00 each, due the first of each month, for the months of February through August, 1992; plus late charges and advances; plus any unpaid real property taxes, plus interest.

5. AMOUNT DUE: The amount due on the Note which is secured by the Trust Deed referred to herein is: Principal balance in the amount of \$40,642.94 plus interest at the rate of 12.5% per annum from January 1, 1992; plus late charges of \$107.58, less an escrow balance of \$694.09.

6. ELECTION TO SELL: The Trustee hereby elects to sell the property to satisfy the obligations secured by the Trust Deed. A Trustee's Notice of Default

and Election to Sell Under Terms of Trust Deed has been recorded in the Official Records of Klamath County, Oregon.

7. TIME OF SALE: Date: December 31, 1992, Time: 10:00 a.m., as established by ORS 187.110, Place: Front of the Klamath County Courthouse, 316 Main Street, Klamath Falls, Oregon

8. RIGHT TO REINSTATE: Any person named in ORS 86.753 has the right, at any time prior to five days before the Trustee conducts the sale, to have this foreclosure 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, by curing any other default that is capable of being cured by tending the performance required under the obligation for Trust Deed and by paying all costs and expenses actually incurred in enforcing the obligation and Trust Deed, together with the trustee's and attorney's fees not exceeding the amount provided in ORS 86.753.

Any questions regarding this matter should be directed to Carol Mart, Legal Assistant, (503) 646-8511.

DATED: August 13, 1992.

/s/ MICHAEL C. AROLA, Successor Trustee
HERSHNER, HUNTER, MOULTON,
ANDREWS & NEILL
P.O. Box 1475
Eugene, OR 97440
#4851 October 28, Nov. 4, 11, 18, 1992.