

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 #4909

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:

NOVEMBER 10, 17, 24, 1992

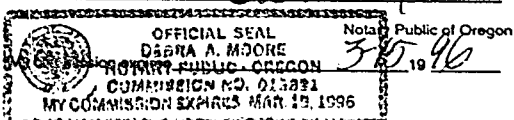
DECEMBER 1, 1992

Total Cost: \$354.20

Sarah L. Parsons

Subscribed and sworn to before me this 1ST

day of DECEMBER 19 92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 5th day
of Jan. A.D., 19 93 at 11:11 o'clock AM., and duly recorded in Vol. M93
of Mortgages on Page 134

FEE \$10.00

Evelyn Biehn - County Clerk

By *Sarah L. Parsons*

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by DONALD BAILEY and MICHAEL L. WRIGHT, as grantor, to KLAMATH COUNTY TITLE COMPANY, as trustee, in favor of MARGARET E. WALLACE, as beneficiary, dated June 30, 1991, recorded July 8, 1991, in the mortgage records of Klamath County, Oregon, in book/reel/volume No. M91 at page 12917, or as fee/file/instrument / microfilm / reception No. covering the following described real property situated in said county and state, to-wit:

The East 1/2 South 1/2 North 1/2 Southeast 1/4 Northeast 1/4 of Section 8, Township 25 South, Range 8 East of the Willamette Meridian, 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:

\$11,750.00 principal plus accrued interest thereon at the rate of 12% per annum from 1/1/92 until paid; insurance in the amount of \$450.00 and real property taxes and interest in the amount of \$393.00.

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:

The sum of \$28,000.00 principal plus interest thereon at the rate of 12% per annum from 1/1/92 until paid; insurance in the amount of \$450.00 and real property taxes and interest in the amount of \$393.00.

WHEREFORE, notice hereby is given that the undersigned trustee will on January 26, 1993, at the hour of 1:00 o'clock, P.M., in accord with the standard of time established by ORS 187.110, at Main Entrance 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 grantor 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 August 26, 1992.

Alice M. Plymell

Successor Trustee

#4909 November 10, 17, 24, December 1, 1992.

AFTER RECORDING RETURN TO:

Alice M. Plymell,
Attorney at Law
248 Eugene Medical Center
132 East Broadway
Eugene, OR 97401