

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 #4913

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 11, 18, 25, 1992

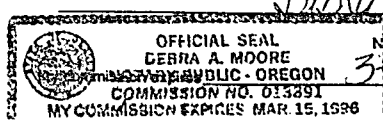
DECEMBER 2, 1992

Total Cost: \$462.00

Sarah L. Parsons

Subscribed and sworn to before me this 2ND

day of DECEMBER 19 92



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Karol W. Kersh the 13th day
of Jan. A.D., 19 93 at 9:52 o'clock A.M., and duly recorded in Vol. M93
of Mortgages on Page 917

FEE \$10.00

Return: Karo. W. Kersh
P.O. Box 13281, Salem, Or. 97309

TRUSTEE'S NOTICE OF SALE

Reference is made to that certain trust deed made by JODY ALLEN DANFORTH, husband and DIANA LEE DANFORTH, husband and wife, as grantors, to ALAN J. BELL as trustee, in favor of PACIFIC WEST MORTGAGE COMPANY, an Oregon Corporation, as beneficiary, dated the 4th day of January, 1983, recorded the 13th day of January, 1983, in the mortgage records of Klamath County, Oregon. By assignment dated February 9, 1983, the beneficiary's interest was assigned to Robert L. Karg or Dorris I. Karg, in Volume M83, page 2900, in the mortgage records of Klamath County, Oregon. The successor in interest of the grantor is Paul Zierke and Jennifer Zierke, husband and wife, as disclosed by Warranty Deed recorded on December 27, 1984, in Volume M84, page 21443, in the deed records of Klamath County, covering the following described real property situated in said county and state, to-wit: Lot 6 in Block 8 of Fair View 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 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:

\$2,209.16, taxes and plus accrued interest at the rate of 10% per annum from 1988 until paid; plus all accrued late charges, all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect the property or its interest therein.

By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable. The sums now due are:

Lump sum balance due in the principal amount of \$14,194.20 plus interest thereon at the rate of 10% per annum, and all fees, costs and expenses associated with this foreclosure, all sums expended by beneficiary to protect this property or its interest therein during the pendency of this proceeding.

WHEREFORE, notice is hereby given that the undersigned trustee will be on the 13th day of January, 1993, at the hour of 10:00 o'clock a.m., in accord with the standard of time established by ORS 187.110, at the front door 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 the power to convey, at the time of the execution by him of the trust deed, together with any interest the grantor or his successors in interest acquired after the execution of the trust deed, to satisfy the obligations secured by said trust deed and the expenses of the sale, including a reasonable charge by the trustee.

Notice is further given that any persons 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 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 ORS 86.753.

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

Dated: 08/31/92 Karol W. Kersch, Successor Trustee

/s/STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me this 8th day of September, 1992.

Paulette Forbes

Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Karol W. Kersch 10th day of Sept. A.D., 1992 at 9:24 o'clock A.M., and duly recorded in Vol. M92, of Mortgages on Page 20647.

Evelyn Biehn, County Clerk
#4913 November 11, 18, 25, December 2, 1992.